

## Istra, Višnjan, kuća s bazenom i predivnim pogledom na more, Višnjan, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Višnjan, kuća s bazenom i predivnim pogledom na more
Property for:	Sale
House type:	detached
Property area:	165 m <sup>2</sup>
Lot Size:	750 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	675,000.00 €
Updated:	Nov 21, 2024

### Condition

Built: 2016

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Višnjan
City area:	Višnjan
ZIP code:	52463

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: In preparation



### Parking

Number of parking spaces: 2

## Description

Description:

Kaiser Immobilien is selling a house with a swimming pool in a wonderful location with a panoramic view of the sea, nature and surrounding villages. It is located in a small village near Višnjan and only 13 km from Poreč and beautiful beaches. Višnjan is a beautiful town with all necessary facilities such as market, restaurant, cafe bar, bank, post office, clinic, pharmacy and many other facilities. On the ground floor there is a fully equipped open kitchen connected to the dining room and living room, as well as a bedroom with a double bed and a private bathroom. On the first floor there are two more beautifully decorated and spacious bedrooms, one with a double bed and one with two single beds. Both rooms have their own bathroom and balcony. Heating and cooling are provided by air conditioners in all rooms. Heating is also provided by a beautiful indoor fireplace and underfloor heating that is carried throughout the entire house. The terrace offers a beautiful view of the sea and the surrounding nature. You can enjoy all the mentioned beautiful scenes from the private pool of 36 m<sup>2</sup>, from the comfortable deckchairs around the pool or while preparing a meal on the outdoor grill. There is private parking for 2 vehicles on the 750 m<sup>2</sup> garden. Ownership clear 1/1. ID CODE: 114-110

## Additional contact info

Reference Number: 648215  
Agency ref id: 114-110  
Contact phone: +385915284449, +385995677888