

## RASKOŠNA VILLA S POGLEDOM, Vižinada, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	RASKOŠNA VILLA S POGLEDOM
Property for:	Sale
House type:	detached
Property area:	428 m <sup>2</sup>
Lot Size:	1640 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	1,500,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	1921
Last renovation:	2023



### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vižinada
City area:	Vižinada
ZIP code:	52447

### Description

Description:	<p>In the vicinity of the city of Poreč, a beautiful stone villa is for sale located on a hill, surrounded by olive groves and vineyards. This luxury villa, built in 1921, was renovated in 2023 while preserving the original stone elements, which gives it a special charm and authenticity. It has 5 bedrooms and 5 bathrooms and is designed for 12 people. It has everything you could want for a carefree stay, and the many facilities it offers make it ideal for a vacation with family or friends. The villa covers an area of 428 m<sup>2</sup> and consists of two floors. On the ground floor there is a modernly decorated space consisting of a living room with a dining room and a fully equipped kitchen. The living room is equipped with comfortable seats and a TV, and there are 12 chairs at the dining table. Thanks to its spaciousness, numerous seating areas and relaxation areas, this space is ideal for socializing and</p>
--------------	--

gatherings of larger groups of people. The entire space is air-conditioned, and for colder evenings, an indoor fireplace and underfloor heating are available. The villa has 5 bedrooms with double beds, each of which has its own bathroom. There is a gallery in 2 bedrooms, each of which has 1 more double bed, which will be ideal for children. Natural materials and many plants are incorporated into all bedrooms and bathrooms, and the neutral colors of the furniture make the space pleasant and relaxing. There is also a laundry room in the basement of the villa. This villa has an impressive garden of 1640 m<sup>2</sup>. On the outdoor terrace, there is a dining table with 8 chairs on one side and an area for relaxing and drinking coffee on the other. A heated saltwater pool and 12 deckchairs are available for enjoying the sun. If you like to cook outdoors, don't worry, it's also covered - there is a summer kitchen with a wood-burning grill on the lower terrace. In addition to the outdoor relaxation area, the villa also offers an indoor wellness area with a Finnish sauna, which you can enjoy regardless of the weather. Whether you are staying in the villa or outside, you will have a constant view of the vineyards and the impressive nature that surrounds it. Its location is a good starting point for exploring the beauties of Istria, either on the coast or inland. Nearby are Poreč and Novigrad, cities by the sea that will enchant you with their architecture, and on the other side there are Motovun and Grožnjan, cities with a rich cultural heritage and colorful landscape. The villa is equipped with the most modern underfloor heating and air conditioning system, and the entire house has a smart management system via a mobile application, which further contributes to comfort and luxury. This villa is perfect for family living, a luxury holiday or as a rental investment. Don't miss this unique opportunity! Contact for more information and arrange a viewing: Filip Pandurić Licensed agent Mobile: +385 99 337 5980 E-mail: [filip.panduric@dogma-nekretnine.com](mailto:filip.panduric@dogma-nekretnine.com) ID CODE: IS1512799

## Additional contact info

Reference Number: 667559  
Agency ref id: IS1512799