

## EKSKLUZIVA AGENCIJE! VILLA U IZGRADNJI SA INFINITY BAZENOM, ŠIRA OKOLICA POREČA, 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>  
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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:	EKSKLUZIVA AGENCIJE! VILLA U IZGRADNJI SA INFINITY BAZENOM, ŠIRA OKOLICA POREČA
Property for:	Sale
House type:	detached
Property area:	146 m <sup>2</sup>
Lot Size:	902 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,050,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild: yes

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: In preparation

### Description

Description: EXCLUSIVE Beautiful views of spacious vineyards on gentle wooded hills preserve one of the most beautiful views in Istria. Numerous stone towns above the valley of the Mirna river offering history and interesting things that they can boast about. If there is a place that you will never forget, that at the same time exudes strong energy and peace, then it is definitely Vižinada. An imposing villa with a

swimming pool built into a gentle slope will be built in the autochthonous style, which will consist of a ground floor and an upper floor, from which you have an unobstructed view of the olive groves and vineyards. You enter the first floor, designed as a night area with storage, three bedrooms, each with its own bathroom, one of which has a private exit to the balcony. The ground floor is reached by external or internal stairs and is the living part of the house, it will consist of one bedroom with a bathroom, a separate toilet for guests, a storage room. The open floor plan with over 40m<sup>2</sup> and large glass walls offers a kitchen with a dining area and a spacious living room. On the same level, from the living room there is an exit to a large covered terrace with a pergola and a beautiful view of the place. From the terrace, stairs descend to a new level where there will be a sun deck with pebbles, an infinity pool of 38m<sup>2</sup> and an outdoor summer kitchen with a fireplace. Another small descent leads to a green lawn and a guest house with one bedroom, bathroom and living room with a covered terrace and barbecue. The house will use quality materials, it will be built of reinforced concrete and brick with 10 cm thermal insulation on the outside of the wall, PVC joinery will be installed. The roof has a traditional Mediterranean look, part of the facade is traditionally carved and part plastered. The floor heating system is connected to the heat pump, a separate air conditioning system will be used for cooling. You can feel the wonderful fusion of tradition and the present at every step, a truly perfect combination of peace and a quick return to the hustle and bustle of content. An opportunity for every lover of untouched nature or an investment with a quick return on invested funds! For any additional information you are interested in or if you want to view the property, call with confidence the licensed agency with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276  
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## Additional contact info

Reference Number: 675896  
Agency ref id: IS1507908