

## Istra, kamena vila u okolici Vižinade, Vižinada, House



### Seller Info

Name: Agencija Europartner  
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Last Name: Europartner  
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Service Type: Selling  
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City area: Poreč  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Istra, kamena vila u okolici Vižinade
Property for:	Sale
House type:	detached
Property area:	314.0 m <sup>2</sup>
Lot Size:	937.0 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	778,000.0 €
Updated:	Nov 14, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2024

## Location

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

## Additional information

Infrastructure: Water, Air conditioner

## Parking

Number of parking spaces: 2

## Description

Description: In the vicinity of Vižinada, we offer for sale this beautiful stone villa. The villa is surrounded by nature and vineyards. The villa covers an area of 313.58 m<sup>2</sup> and consists of a basement, ground floor and first floor on a plot of land of 937 m<sup>2</sup>. In the basement, space for sauna, fitness, technical room and space for socializing is planned. On the first floor there is an entrance hall, a room with a bathroom, a guest toilet and an open space living room with a kitchen and a dining room. What gives this villa a special charm is the fireplace in the middle of the living room. From the living room there is access to a covered terrace, sunbathing area and swimming pool. Upstairs there are three bedrooms, each with its own bathroom and access to a covered terrace. It is important to note that if the house is bought in the current phase of construction, it is possible to choose ceramics according to one's own taste. It is also important to say that the house was built at the end of the construction zone. The villa is covered with stone and thus the experience of an autochthonous Istrian house is achieved. The house is sold without furniture. If you want to enjoy a spacious villa with a spacious garden, surrounded by greenery, in a quiet Istrian settlement, this villa could be your perfect choice.

## Additional contact info

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Agency ref id: D-276  
Contact phone: +385 (91) 268-2467