



Code :	01029
Location :	Višnjani
House Type :	Detached house
Building size :	305 m ²
Lot size :	1659 m ²
Distance from center :	8000 m
Distance from sea :	20000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	5 / 1
Number of parking lots :	5
Year of construction :	2015
Energy efficiency :	A
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Solar heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.190.000 €

A beautiful villa of modern architecture is for sale, surrounded by greenery, not far from the town with all the necessary amenities for a comfortable life. The villa with a net area of

304.93 m² (usable area of 246.59 m²) consists of a ground floor and an upper floor.

The open-concept ground floor consists of a spacious living room with a fireplace, a dining room, a kitchen, and two bedrooms, each with a luxurious en-suite bathroom, one of which has both a shower and a bathtub, a wellness area, a guest toilet, and a storage room.



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Large floor-to-ceiling windows connect the living room and kitchen with outdoor space with a large terrace with a heated pool of 50 m² and 2 hydromassage loungers, a large sun deck, an outdoor kitchen, and a dining room, a lounge corner, a storage room of 12 m², and a beautiful garden with automatic irrigation, enriched with Mediterranean plants, which makes this space ideal for fun, socializing and relaxation.

An internal staircase leads to the upper floor, where there are two bedrooms with bathrooms and access to a partially covered terrace with a beautiful view of untouched nature.

The house is equipped with a heating and cooling system of top quality. A heat pump with a power of 16 KW is installed, which drives fan coils in all rooms of the house and underfloor heating in the kitchen, dining room, living room, and wellness areas.

Radiators for drying towels are in all bathrooms. The combined sanitary water boiler, with a volume of 300 l, is connected to 2 pieces of roof panels. The floor heating can, apart from the heat pump, be heated in combination with a 16 KW pellet fireplace. All this is combined to bring the energy efficiency of the building to the maximum level.

Sophisticated interior and idyllic outdoor spaces complemented by first-class equipment make this villa a true haven for hedonists who can make the most of the benefits of the Mediterranean lifestyle while enjoying luxurious amenities.

The villa is sold fully furnished and represents a unique investment opportunity for second-home buyers who want to use the property for both tourist rental and as a private vacation residence.