



<b>Code :</b>	00893
<b>Location :</b>	Višnjan
<b>House Type :</b>	Detached house
<b>Building size :</b>	370 m <sup>2</sup>
<b>Lot size :</b>	630 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	11000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms / WC :</b>	4 / 1
<b>Number of parking lots :</b>	3
<b>Year of construction :</b>	2016
<b>Energy efficiency :</b>	A
<b>Sea View :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

Price : 1.800.000 €

Beautiful modern villa of 370 m<sup>2</sup>, located 1 km from the charming Istrian town, with complete facilities and infrastructure.

Situated on a small hill, there is a magnificent view of the sea and the beautiful landscape in front of the villa.

The spacious and open layout is accompanied by large windows that let in plenty of natural light throughout the day.

The villa consists of a basement, ground floor, and first floor. It has a total of 5 bedrooms, each decorated in its style.

In the basement of the villa designed in a rustic style, there is a kitchen with a fireplace, dining room, bedroom, bathroom, and a game room.

The ground floor consists of one bedroom, bathroom, guest toilet, relaxation area with sauna and jacuzzi, direct access to the beach pool, and a spacious living room with a dining area and fully equipped kitchen.



## **POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

On the first floor, there are three bedrooms.

Each of them has access to a large common terrace with a magnificent view of the sea and nature that surrounds the villa.

One of the bedrooms has its bathroom, while the other two share a large bathroom.

There is a swimming pool of 38 m<sup>2</sup>, a sun deck, and an outdoor kitchen on a beautifully landscaped plot.

The villa has air conditioning and underfloor heating.

The villa has a well-established tourist rental business and is ideal as an investment but it is also great as a house for luxurious family life.