EURO PARTNER
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Code :	00240
Location :	Višnjan
Building area :	168 m2
Land area :	3001 m2
Number of bedrooms :	2
Number of bathrooms :	2

BUILDING

Number of rooms :	3
Energy class :	in preparation
Year of construction :	2004
Year of renovation :	2023
Condition :	Renovated

AREAS & SPACES

Basement :	Yes

AMENITIES

Sea view :	Yes
Number of parking spaces :	5
Garage :	Yes
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

Located in the peaceful and green surroundings near Višnjan, this exceptional villa with an olive grove perfectly combines modern comfort, complete privacy, and authentic Istrian charm. Surrounded by nature and set on a spacious plot, it offers a sense of tranquility and exclusivity while still providing quick access to all essential amenities.

The villa offers a total living area of 101 m2, distributed over the upper floor and a basement, and is situated on an impressive 3,001 m2 plot. It was thoroughly renovated in 2023, achieving a harmonious balance between contemporary design and traditional architectural elements typical of Istria. The interior is functional, elegant, and thoughtfully designed, featuring two comfortable bedrooms, an enclosed balcony, a basement, and a beautifully landscaped yard that provides additional space for relaxation and social gatherings.

During the winter months, a heat pump and fireplace create a warm and cozy atmosphere, while air conditioning units ensure maximum comfort throughout the summer. A private swimming pool further enhances the sense of luxury, making this property ideal both as a private residence and as a high-quality tourist rental investment. Private parking is also available within the grounds.

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Buyers can choose between two options: the villa with approximately 1,500 m2 of surrounding land for €520,000, or the entire estate of 3,001 m2, which includes the villa, land, and two legalized auxiliary buildings, for €560,000. This flexibility allows the property to suit different needs — whether you are looking for an intimate family home or a broader investment opportunity.

This is more than just a property; it offers a lifestyle defined by peace, nature, and Mediterranean character, combined with the benefits of modern amenities and an excellent location.