

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00240
<b>Location :</b>	Višnjan
<b>Building area :</b>	168 m2
<b>Land area :</b>	3001 m2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2

**Price : 520.000 €**

**BUILDING**

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

**AREAS & SPACES**

<b>Basement :</b>	Yes
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**AMENITIES**

<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	5
<b>Garage :</b>	Yes
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Septic tank :</b>	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

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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.

Buyers can choose between two options: the villa with approximately 1,500 m<sup>2</sup> of surrounding land for €520,000, or the entire estate of 3,001 m<sup>2</sup>, 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.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.