EURO PARTNER
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Code :	00292
Location :	Višnjan
Building area :	200 m2
Land area :	1100 m2
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	1

Price : 899.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	in preparation
Year of construction :	2008
Year of renovation :	2019

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Central heating (electricity) :	Yes
Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

The landscapes of the picturesque Istrian region have not changed for centuries, the same beautiful hills, cozy stone houses, Mediterranean plants, vineyards and olive groves.
However, this beautiful villa, in addition to all of the above, can also offer very comfortable modern interiors that have been carefully designed in the spirit of local homes.
Istrian houses are made for the enjoyment of life, in our heads these are pictures of cozy villas with quiet gardens and terraces, interiors with a fireplace and all surrounded by picturesque scenery.
This beautiful villa is located near Višnjan and is built in the best tradition of the genre with 5 bedrooms, a large garden and a pool for almost everything you need for a beautiful and happy life.
The villa is surrounded by a garden planted with Mediterranean plants

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and maintained lawns, satisfying all the enjoyment needs for all those who want to enjoy a perfect idyll.
The main advantage of this villa is its impeccable interior design.
The villa is outside the stone walls while the interior is very comfortable and bright.
Wooden beams were installed on the vaults to create the original atmosphere.
The atmosphere is complemented by numerous carefully selected details and mirrors that demonstrate the wonderful taste of the villa owner.
The rich color palette is complemented by details and decorative elements that attract the eye and fill the atmosphere with warmth.
A handful of sunshine penetrates the wooden windows, which completes the atmosphere and gives the villa breathability.
The villa consists of two floors, ground floor and first floor connected by an internal staircase.
The total living area of

the villa is 200m2 and the surface of the garden is 1100m2.
On the ground floor of the villa there is a modern open space area with kitchen, dining room and living room with fireplace and access to a covered terrace, guest toilet, two bedrooms and one bathroom.
Upstairs there are three bedrooms with bathrooms, two of which have access to a balcony.
Heating of the villa is done by central electric heating, fireplace in the living room, while the cooling of the villa is arranged with air conditioners installed in each room.
The decoration used wooden joinery, which blends perfectly with the design of the villa, as well as stone ceramics and oak flooring in the rooms.
The courtyard of the villa is carefully landscaped and planted with Mediterranean plants, enclosed by a wall and a high hedge and iron gates, to ensure the privacy of the property.
In the courtyard there is a swimming pool with sunbathing area, summer pavilion, outdoor fireplace, covered outdoor terrace and two parking spaces.