



ISTRIA, VIŠNJAN - House with swimming pool on the edge of the village



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,387,622.28

Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Istria
Δημοσιεύθηκε:	07/10/2025
Περιγραφή:	
Location:	Istarska županija, Višnjan, Višnjan.

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Višnjan is a picturesque and lively town and municipality in the western part of Istria. The municipality of Višnjan has 56 settlements and is located in the area between the Mirna River in the north and the Lim Channel in the south. Romantic Višnjan is situated on a gentle hill of 244 m above sea level surrounded by meadows, arable land and forests of holm oak and white hornbeam. Today, Višnjan is best known for its unique observatory, which is one of the twelve most productive observatories in the world of all time in terms of the number of asteroids discovered. In the idyllic landscape around Višnjan, a house with a swimming pool on the edge of the village is for sale. The microlocation offers an authentic experience of a small Istrian town, intimacy and relief from every hectic effort and noise, while at the same time being close enough to dynamic Istrian cities with a range of facilities. A comfortable house of timeless charm and architecture, partly clad in stone, blends in with the settlement and landscape in terms of form and color, and the quality of construction guarantees long-term satisfaction and quality of living. It is designed as a single residential unit that combines elegance, functionality and comfort across three floors. The basement consists of a garage, a multi-purpose room intended as a social area, a billiard room, a gym or wellness area, technical rooms and a swimming pool engine room. The ground floor consists of a kitchen with a dining room, a living room, a bedroom with a private bathroom and a guest toilet. The first floor consists of a hallway, a storage room and three bedrooms with private bathrooms, all of which have access to a balcony. The yard is ambientally and horticulturally decorated and fenced, and the perfect



harmony is rounded off by additional facilities such as an auxiliary building containing a summer kitchen with a toilet and a swimming pool with a sunbathing area. The excellent location and spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment in a tourist rental business. The seller of the property in question is a legal entity and VAT is included in the stated price.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:
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ID CODE: 42379

Iva Zajc
Agent s licencom
Mob: +385 92 235 9472
Tel: +385 99 640 8438
E-mail: iva@dux-istra.com
www.dux-istra.com

Martina Bajuk
Agent s licencom
Mob: +385 95 531 6939
Tel: +385 99 640 8438
E-mail: martina.bajuk@dux-istra.com
www.dux-istra.com
Κατασκευάστηκε: 2025

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	377 τ.μ
Μέγεθος αυλής:	974 τ.μ

Room details

Total rooms:	6
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Building details

Number of Garages:	1
Outdoor Amenities:	Pool

Rental details

Furnished:	Ναί
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Lease terms

Date Available:



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Contact information

IMLIX ID:

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