



Istria, Višnjan: Luxury villa with pool and large garden

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 1,394,866.52

Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Istria
Δημοσιεύθηκε:	26/11/2025
Περιγραφή:	
Location:	Istarska županija, Višnjan, Višnjan.

Discover an exceptional villa for sale in Višnjan, positioned on the tranquil edge of a charming Istrian village. Surrounded by greenery and full privacy, this contemporary residence blends modern architecture with refined comfort on a spacious 6,271 m² plot. The villa includes 454 m² of indoor living space and an additional 119.47 m² of terraces designed for premium outdoor living.

The ground floor features a bright open plan living area connected to a large covered terrace with a summer kitchen, ideal for outdoor dining and evening gatherings. This level also offers two spacious bedrooms with private bathrooms, a guest toilet, a technical room and an extra exterior bathroom by the pool.

The upper floor includes four elegantly designed bedrooms, each with its own bathroom, along with two generous terraces overlooking the natural surroundings. Underfloor heating and a full air conditioning system ensure year round comfort.

The expansive garden allows various development possibilities including a tennis court, wellness zone, children's playground or Mediterranean style landscaping. A 36 m² swimming pool completes the outdoor setting and provides ideal summer enjoyment.

Built to high standards with excellent insulation and premium materials, the villa is perfectly integrated into its natural environment. Its edge-of-village location guarantees privacy, making it ideal for family



living, a luxury retreat or an investment in tourist rentals.

Višnjan is celebrated for its authentic charm, rich history and world famous observatory. Located in western Istria, it offers peaceful village living while remaining close to the coastline, Poreč and major regional attractions. Its beauty, accessibility and investment potential make it one of Istria's most desirable real estate locations.

Your satisfaction is our mission. We look forward to future collaboration!

<https://alphaluxegroup.com>

ID CODE: ALG-3531

Marijana Budimir
Agent s licencom
Mob: +385 95 363 1893
Tel: +385 52 204 933
E-mail: marijana@alphaluxegroup.com
<https://alphaluxegroup.com>

Robert Budimir
Agent s licencom
Mob: +385 95 363 1892
Tel: +385 52 204 933
E-mail: robert@alphaluxegroup.com
<https://alphaluxegroup.com>
Κατασκευάστηκε: 2021

Κοινά

Κρεβατοκάμαρες: 6
Μπάνια: 6
Τελειωμένα τετραγωνικά πόδια: 454 τ.μ
Μέγεθος αυλής: 6271 τ.μ

Room details

Total rooms: 6

Building details

Parking: Ναί
Outdoor Amenities: Pool

Rental details

Furnished: Ναί



Lease terms

Date Available:

Επιπλέον πληροφορίες

Link:

http://www.arkadia.com/RVY-T3171/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

285244

