



Istria, Višnjan: Villa surrounded with nature

Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1.16

Ubicación

País:	Croacia
Estado/Región/Provincia:	Istria
Publicado:	26/11/2025
Descripción:	
Location:	Istarska županija, Višnjan, Višnjan.

Discover a charming Istrian villa for sale near Višnjan, positioned at the peaceful edge of a small village and surrounded by untouched greenery. The property offers a rare blend of privacy, nature and comfort, making it ideal for those seeking a relaxed lifestyle away from noise and stress. Thanks to its established rental history and excellent guest reviews, it also represents an immediate opportunity for profitable tourist investment.

The villa features 290 m² of living space on a gated 1,800 m² plot, providing generous room for comfort and outdoor enjoyment. The ground floor includes two spacious bedrooms with private bathrooms, a guest toilet, a fully equipped kitchen with pantry, a dining area and a bright living room with a fireplace. From the living room, large doors open directly onto a covered terrace with outdoor dining, a shaded pergola and a beautiful pool area with a 50 m² swimming pool.

The first floor offers three additional bedrooms, each with its own en suite bathroom. One bedroom opens to a terrace overlooking the surrounding landscape, while another features its own charming balcony. The layout makes the home ideal for families or groups looking for both comfort and privacy.

Entertainment and relaxation areas elevate the villa's appeal even further. A wellness section includes a sauna and indoor jacuzzi, while additional leisure options such as billiards, table football and an outdoor barbecue enhance the holiday experience. A unique highlight of the property is its small traditional kažun, a cultural symbol of Istria. Currently used for bicycle storage, it can easily be transformed into a



luxury spa room or an additional wellness feature.

This villa perfectly combines rural tranquility with modern comfort, offering a serene environment enriched by Istria's authentic charm. Whether used as a private residence or a high-return rental investment, it provides an exceptional lifestyle in one of the region's most desirable inland locations.

Višnjan is one of Istria's most picturesque hilltop towns, known for its agricultural heritage, peaceful landscapes and world-renowned observatory. The area offers scenic cycling routes, lush countryside and excellent connectivity to both inland Istria and the western coastline. Its central position makes it an attractive choice for year-round living, investment or holiday rentals.

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ID CODE: ALG-3537

Marijana Budimir

Agent s licencom

Mob: +385 95 363 1893

Tel: +385 52 204 933

E-mail: marijana@alphaluxegroup.com

<https://alphaluxegroup.com>

Fabricado: 2012

Común

Dormitorios: 5

Baños: 5

Pies cuadrados terminados: 290 m2

Tamaño del lote: 1800 m2

Room details

Total rooms: 5

Building details

Outdoor Amenities: Pool

Número de plantas: 2

Rental details

Furnished: Sí

Lease terms

Date Available:

Información adicional



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Contact information

IMLIX ID:

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