



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



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 1,391,089.52

Location

Country:	Croatia
State/Region/Province:	Istria
Posted:	Oct 07, 2025
Description:	
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: www.dux-nekretnine.hr/opci-uvjeti-poslovanja

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

Built: 2025

Common

Bedrooms: 4

Bathrooms: 4

Finished sq. ft.: 377 sq m

Lot Size: 974 sq m

Room details

Total rooms: 6

Building details

Number of Garages: 1

Outdoor Amenities: Pool

Rental details

Furnished: Yes

Lease terms

Date Available:



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<https://www.imlix.com/>

Additional information

Website URL:

http://www.arkadia.com/IOUL-T23064/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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