



Istria, Višnjan: Villa surrounded with nature

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 1.16

Location

Country:	Croatia
State/Region/Province:	Istria
Posted:	Nov 26, 2025
Description:	
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.

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

<https://alphaluxegroup.com>

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Built: 2012

Common

Bedrooms:	5
Bathrooms:	5
Finished sq. ft.:	290 sq m
Lot Size:	1800 sq m

Room details

Total rooms:	5
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Building details

Outdoor Amenities:	Pool
Number of Floors:	2

Rental details

Furnished:	Yes
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Lease terms

Date Available:

Additional information



IMLIX

IMLIX Real Estate Marketplace

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

Website URL:

http://www.arkadia.com/RVYY-T3168/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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285271

