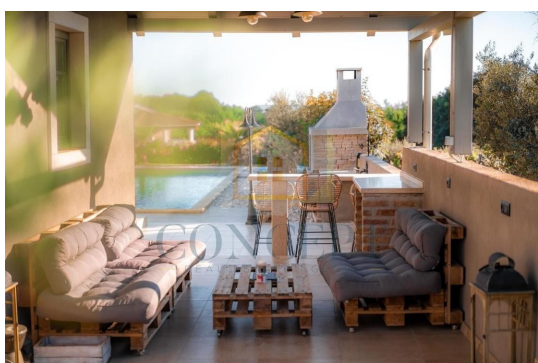




Code :	00606
Location :	Višnjan
Building area :	245 m2
Land area :	1128 m2
Distance from the center :	3000 m
Distance from the sea :	12000 m
Orientation :	South-West
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	3
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Year of construction :	2017
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price **1.100.000 €**

Located in a peaceful and well-maintained residential area, right on the edge of the building zone, this modern Mediterranean villa offers complete privacy, peace and beautiful views of the sea, nature and the surrounding villages. It is located just 12 km from the centre of Poreč and the sea.

The villa was built in 2017 according to modern construction standards, with high-quality equipment and a carefully designed layout combining functionality, comfort and contemporary design. It offers 245 m² of living space on a spacious 1,128 m² plot.

The ground floor features a spacious open-plan living room with large glass walls, a modern kitchen and dining area, a guest toilet



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and a bedroom with its own bathroom. This level has underfloor heating and air conditioning, while the spacious basement, designed as an area for socializing and relaxation, provides additional value.

The upper floor comprises three additional luxurious bedrooms, each with its own bathroom, providing a high level of privacy and comfort. All bedrooms are equipped with air conditioning and heating.

The interior is elegantly designed using high-quality materials, sophisticated lighting and carefully selected details, creating a warm atmosphere of contemporary luxury.

The outdoor area is a true private Mediterranean oasis. The fully fenced and beautifully landscaped garden features a 45 m² heated swimming pool, a spacious sunbathing area, children's playground, covered lounge area and a summer kitchen with a covered outdoor dining area.

The villa has 3 parking spaces, a fireplace, underfloor heating and air conditioning. It is connected to electricity and water and has a septic tank.