



Code :	01213
Location :	Višnjan
Building size :	136 m2
Lot size :	250 m2
Distance from center :	0 m
Distance from sea :	10000 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 390.000 €

Istria, Poreč, surroundings

A few kilometers from the coast and Poreč, in an authentic Istrian village, this Mediterranean-designed villa under construction is situated.

This beautiful semi-detached villa has a total area of 136 m2. Upon entering the house, high ceilings dominate, and the dining room and kitchen are connected into a single space that opens onto the terrace. The living room is spacious and overlooks the pool in the yard. On the ground floor, there is also a bedroom with a bathroom and a small WC. The first floor is reached by a spiral oak staircase, where there is a large master bedroom with a bathroom and a walk-in closet. From the bedroom on the first floor, there is access to a terrace with a beautiful panoramic sea view. In the yard of the house, there is a pool with a sun deck. Throughout the property, high-efficiency underfloor heating and ceramic flooring have been installed. Cooling is regulated by air conditioners with two indoor units. The first phase of installation for solar panels and video surveillance has been carried out.

The house is being sold turnkey, which implies a completely finished and ready-to-move-in property without furniture. The planned completion of the works is December 2024.

The house is surrounded by nature but within an urban place with all necessary amenities. Cycling and walking paths, an adventure park, a café, a shop, and eno-gastronomic offerings are all in close proximity, making the micro-location very attractive and suitable for year-round living or tourist rental. The beaches are about a 15-minute drive away.