

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

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Code :	01443
Location :	Vižinada
Building size :	350 m ²
Lot size :	1094 m ²
Distance from center :	3500 m
Distance from sea :	19000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Elevator :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Fan coil heating :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 1.350.000 €

Istria, Vižinada

A villa for sale in the municipality of Vižinada on the edge of the construction zone, on a slope next to a forest. Its elevated position offers a beautiful view of the sea and beautiful Istrian vineyards and olive groves on traditional Istrian red soil, and in clear weather a view of the coast of Italy and the lights of Venice.

To the north, the view extends to the Julian Alps, which in winter provide a fantastic view of snow-capped peaks.

The house of contemporary architecture is located on a building plot of 1,094 m². The plot is fully communally developed.

The house has a jetty layout of 26x11 meters on the ground floor, an infinity pool of 12x4 m of usable water surface. Under the pool is a machine room and a storage room of 20 m². The special feature of this building is the elevator that serves to overcome the height difference from the road to the entrance to the house of 7 meters. In front of the pool is a paved sunbathing area of

100 m².

On the ground floor of the central part there is a large open living room with



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a fireplace and a kitchen, glazed with sliding walls. In addition, on the ground floor there is a room with a sauna with a guest toilet. One room is intended for a gym, and the house has a multipurpose room intended for a cinema hall or a wine cellar/game room.

In the outer part there is an outdoor summer kitchen with a barbecue. On the first floor there are four bedrooms with their own bathrooms. Each bedroom has a large sliding wall for enjoying the unique view, and access to a shared terrace.

Property features:

- net living area 350m²
- four parking spaces, one e-car charging point
- outdoor infinity pool 48m²
- outdoor glass elevator 7m lifting height
- aluminum joinery, anthracite color, lifting and sliding walls
- underfloor heating in all rooms with heat pump, with separate thermostat in each room
- air conditioning units in all rooms
- heat recuperator throughout the house
- jacuzzi on the outdoor terrace and sauna
- facility designed for five stars and A+ certificate

The price of this property is 1,350,000 Euros