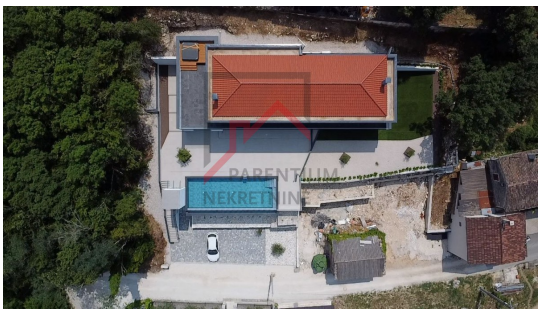
PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01443
Location :	Vižinada
Building size :	350 m2
Lot size :	1094 m2
Distance from center :	3500 m
Distance from sea :	19000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	4
Number 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