



<b>Code :</b>	00805
<b>Location :</b>	Višnjan
<b>Building size :</b>	235 m2
<b>Lot size :</b>	850 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 925.000 €

For sale luxury villa of 280 m2 1 km from Visnjan and 11 km from the sea and Porec.

The villa consists of a basement, ground floor and first floor.

The basement of the villa of 58 m2 consists of a hallway, wellness with shower, sauna, toilet and tavern, which can be a home theater, playroom, etc.

The ground floor of the villa of 150 m2 consists of an open space living room with kitchen and dining area, bedroom with en suite bathroom and access to a landscaped yard, toilet and storage and a spacious terrace.

The floor of the villa of 72 m2 consists of two bedrooms, each with en suite bathroom and a shared balcony.

On a landscaped garden of 765 m2 there is a heated pool of 31.50 m2 oriented to the south, outdoor shower and 2 parking spaces.