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|----------------------------------|---------------|
| <b>Code :</b>                    | 02115         |
| <b>Location :</b>                | Višnjan       |
| <b>Building size :</b>           | 280 m2        |
| <b>Lot size :</b>                | 765 m2        |
| <b>Number of floors :</b>        | 3             |
| <b>Number of bedrooms :</b>      | 3             |
| <b>Number of rooms :</b>         | 10            |
| <b>Number of bathrooms :</b>     | 3             |
| <b>Number of toilets :</b>       | 2             |
| <b>Distance from center :</b>    | 1000 m        |
| <b>Distance from sea :</b>       | 11000 m       |
| <b>Energy efficiency :</b>       | Not specified |
| <b>Year of construction :</b>    | 2022          |
| <b>Year of last adaptation :</b> | 2022          |
| <b>Parking :</b>                 | Yes           |
| <b>Basement :</b>                | Yes           |

**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.

Price € 925,000.

Dear clients, viewing the property is possible only with a signed record of the property, which is the basis for further actions related to the sale and collection of commissions, all in accordance with the Law on Real Estate Brokerage.

Agency "ISTRIA FUTURA" as an authorized Real Estate Broker, for the brokerage service at the time of conclu...