



LD REAL ESTATE
Ulica Murve 76, 52466 Novigrad
e-mail: info@ld.hr
web: ld.hr
info: +385 98 312 983



Code :	00066
Location :	Višnjan
Building size :	180 m2
Lot size :	540 m2
Garden size :	400.00 m2
Distance from center :	4500 m
Distance from sea :	17000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	A
Year of construction :	2021

Old rice : 830.000 €

New price : 780.000 €

Istrian stone villa for sale, surrounded by forests and greenery of the Istrian climate.

A combination of Istrian style in a unique location, each window of which tells its own story because the view from all sides is authentic.

The villa satisfies even the most demanding clients because it offers an outdoor pool of 31 m2 with a sun deck. The pool and sunbathing area have complete discretion because they are oriented towards the forest and the southwest where the sun is always present. A lawn of 300 m2 decorated with Istrian olives, a more irrigated lawn creates a real autochthonous Istrian ambience.

Villa of a total of 180 m2 spread over two floors, on the ground floor of which there is a living room and kitchen that are connected to an outdoor covered terrace, one bedroom and a bathroom that are directly connected to the garden, a guest toilet, a laundry room and a technical room.

Upstairs there are 3 bedrooms, each with its own bathroom and one with a covered terrace of 5.50 m2. The top materials that we can highlight are Istrian stone, top-quality ceramics, oak parquet, aluminum carpentry with three-layer glass. Technically, the house is equipped with a heat pump that heats and cools every room in the villa and underfloor heating throughout the entire area of the villa.

Apart from the idyllic landscape, the villa also offers complete



LD REAL ESTATE
Ulica Murve 76, 52466 Novigrad
e-mail: info@ld.hr
web: ld.hr
info: +385 98 312 983

discretion to the future owners.

The center of Višnjan, market, pharmacy, bank and church are 4.5 km from the villa.