



Code :	02787
Location :	Vižinada
Building size :	380.00 m ²
Garden size :	1100 m ²
Distance from center :	13000 m
Distance from sea :	10000 m
Numer of floors :	3
Number of bedrooms :	4
Number of bathrooms :	5
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2026
Swimming pool :	Yes
Jacuzzi :	Yes
Sauna :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating :	Yes
Security door :	Yes
Sat/Tv :	Yes
Alarm :	Yes
Video surveillance :	Yes
Građevinska :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 1.600.000 €

A luxurious detached villa for sale in construction in the surroundings of Poreč and Vižinada, situated in a quiet and elevated location that offers complete privacy and breathtaking, open views of the Istrian nature and the sea. Surrounded by greenery and tranquility, this property is an ideal place for relaxed family living or a secure investment in high-end tourist rentals.

The villa is set on a spacious plot of 1,100 m² and offers a total of 380 m² of living space spread across three levels – basement, ground floor, and first floor. Architecturally designed in a modern yet timeless style, it emphasizes functionality, elegance, and abundant natural light that enhances the sense of warmth and comfort in every room.

The basement features an intimate wellness area with sauna and bathroom, a wine cellar, and storage rooms. The ground floor offers an open-plan layout connecting the kitchen, dining, and living area with access to a large covered terrace of 87.5 m², equipped with a summer kitchen – perfect for gatherings while enjoying the sunset. On the same level, there are two bedrooms with en-suite bathrooms, an entrance



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hall with wardrobe, guest toilet, laundry room, storage, and a technical room. The first floor offers two additional bedrooms with en-suite bathrooms and a spacious terrace with stunning, open views of nature and the sea.

The carefully landscaped and fenced garden is filled with greenery and features an elegant infinity pool with a sunbathing area, ideal for relaxing during warm days. The property is connected to electricity and the municipal water supply, accessible via an asphalt road, and equipped with underfloor heating powered by a heat pump and air conditioning in all rooms. Energy class A+ ensures high energy efficiency and comfortable living throughout the year.

This villa offers a rare combination of peace, luxury, and natural beauty, making it the perfect choice for those seeking a unique home or a high-quality investment in Istria.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.