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<b>ID :</b>	00000
<b>Location :</b>	Višnjani
<b>Building :</b>	227 m <sup>2</sup>
<b>Lot :</b>	1063 m <sup>2</sup>
<b>Distance from the center :</b>	2.5 km
<b>Distance from the sea :</b>	12 km
<b>Number of floors :</b>	1
<b>Bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Type :</b>	1
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	A
<b>Sea View :</b>	Yes

**Price :** 1.180.000 €

### **Villa with a panoramic view of the sea and vineyards**

A villa for sale in an excellent location with a panoramic view of the sea and vineyards.

On the plot area of

1,063 m<sup>2</sup>, a family house with an area of

227 m<sup>2</sup> was built, consisting of 4 bedrooms with attached toilet, wellness room (sauna, toilet, shower), kitchen, living room, guest toilet, boiler room and swimming pool size 40 m<sup>2</sup>.

The house has a fantastic view of vineyards, olive groves and the sea, and it is located at 220 meters above sea level and the terrain gradually falls towards the sea, so the sunsets are something beautiful. The house is 12 km from Poreč, and approx. 2.5 km from the center of Višnjani, where there are shops, restaurants and other facilities. The distance to the highway is only 2 km, and to the nearby airports in the area as follows: Pula 60 km, Trieste 110 km, Venezia 220 km, Ljubljana 150 km and Zagreb 250 km.

The construction of the facility started in September 2018, and was fully completed in May 2021.

The environment is completely landscaped with a lawn, planted trees and ornamental plants, and Rain Bird automatic irrigation was also installed.

The pool is overflowing and is tiled with ceramics. Next to



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the pool, there is an underground engine room required by law for automatic water chlorination and filtration. The pool has a built-in 250 cm waterfall along the side that is activated from the living room.

We are at your disposal for more information.