

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11371
<b>Location :</b>	Višnjan
<b>Building size :</b>	220 m <sup>2</sup>
<b>Lot size :</b>	983 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	17000 m
<b>Distance from airport :</b>	50 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2024

Price : 450.000 €

Višnjan is a picturesque town in western Istria, renowned for its unique observatory, one of the world's most productive in terms of asteroid discoveries. Set on a gentle hill at 244 meters above sea level, and surrounded by vast meadows, fertile land, and oak and hornbeam forests, Višnjan offers an ideal blend of natural beauty and cultural heritage.

Close to this idyllic town, on the edge of a quiet village, lies a villa that epitomizes a fusion of luxury, elegance, and Mediterranean charm. With its stone facades and timeless architecture, the villa seamlessly integrates with the landscape, providing an authentic Istrian living experience. Positioned close enough to all urban amenities, this property allows for a peaceful and relaxed lifestyle while remaining within easy reach of Istria's vibrant towns.

This modern villa spans two levels, offering perfect functionality and comfort. It includes a spacious open-concept kitchen, dining, and living area, four elegantly appointed bedrooms, four bathrooms, a guest toilet, and additional storage space. The expansive garden is rich in Mediterranean greenery, and further enhanced by an additional building with a summer kitchen, storage, and bathroom, as well as a 66 m<sup>2</sup> pool with a sunbathing area.

This villa is an excellent opportunity for a family home or a tourism investment, located in a highly sought-after area that appeals to nature and tranquility lovers. It is sold in its current stage of completion, as shown in the photos.

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Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.