



Code :	02249
Location :	Poreč
Building size :	350 m2
Lot size :	7000 m2
Distance from city :	4000 m
Distance from sea :	12000 m
Number of floors :	0
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of last adaptation :	2025
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Heating - Fireplace :	Yes
Furnished :	Yes
Depository :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 1.590.000 €

K355

In a quiet location near Višnjan, there is a unique stone villa that offers complete privacy and an authentic Istrian atmosphere. The property is located on a spacious plot of 7,000 m², of which approximately 2,500 m² is located within the construction zone. This opens up additional possibilities for the future owner to build a new building, and due to access to the plot from several sides, it is possible to provide a separate entrance.

The entire property is fenced and surrounded by greenery, olive trees and Mediterranean vegetation. There are 30 fruitful olive trees on the plot that produce up to 20 liters of their own olive oil annually, as well as figs, cherries and almonds. An automatic irrigation system, a rainwater tank with a capacity of 30 m³ and outdoor lighting further contribute to the functionality and easy maintenance of the garden.

A special charm is provided by a heated saltwater pool measuring 13.84 x 4.75 m, next to which there is a sunbathing area and an outdoor shower. Covered terraces and numerous relaxation areas create an ideal atmosphere for

relaxation throughout the year. Parts of the property also offer partial sea views.

Access to the property is provided by remote-controlled electric gates or via an access code. There is a covered parking lot with solar panels and enough space for at least five cars within the property.

The villa with a gross area of

350 m² was originally built in 1912 and was completely renovated in 2025, carefully preserving its original character. 60 cm thick stone walls, original architectural details and natural materials are successfully combined with modern elements and contemporary technological solutions.

The entrance to the house leads through a covered passage to a spacious entrance hall that immediately emphasizes the authenticity of the building. Next, there is a cozy living room with an impressive fireplace and original stone walls that give the space warmth and character. The living area is connected to a covered terrace and garden, while the kitchen is flooded with natural light thanks to large glass surfaces and has direct access to the outside. There is also a practical storage room next to the kitchen.

The ground floor also includes a guest toilet, laundry room and boiler room, and a special value of the property is a completely separate studio apartment with its own entrance. The apartment has a bathroom and an open space with a double bed and kitchenette, making it ideal for guests or tourist rentals.

Upstairs there are three bedrooms, each with its own bathroom, while one of them has access to a balcony overlooking the property. The master bedroom particularly stands out with its high ceilings, original details and authentic stone walls that create a special atmosphere. There is also an additional storage room on the same floor.

The interior is enhanced with high-quality brushed oak parquet, which gives the space elegance and warmth. For maximum comfort throughout the year, underfloor heating and air conditioning have been installed in all rooms.

Energy efficiency is further enhanced by a 15 kW photovoltaic power plant that covers approximately 70% of annual electricity consumption. The property is equipped with a modern septic tank, preparation for an alarm system and video surveillance, and electric shutters.

The location offers an ideal combination of privacy and accessibility. Local producers of domestic products and authentic Istrian delicacies are located in the immediate vicinity, while lovers of top-quality wines will especially appreciate the proximity of a famous winery.

This impressive stone villa represents a rare opportunity to purchase a property that combines historical charm, modern comfort, large land and exceptional investment potential.



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Višnjan is only 5km away, where there is a shop, post office, cafes and restaurants.