

FOR SALE

HR-52000 Zamask, Villa Vista

Unique with building land reserve, far view, truffles, olive trees, ..  
peace

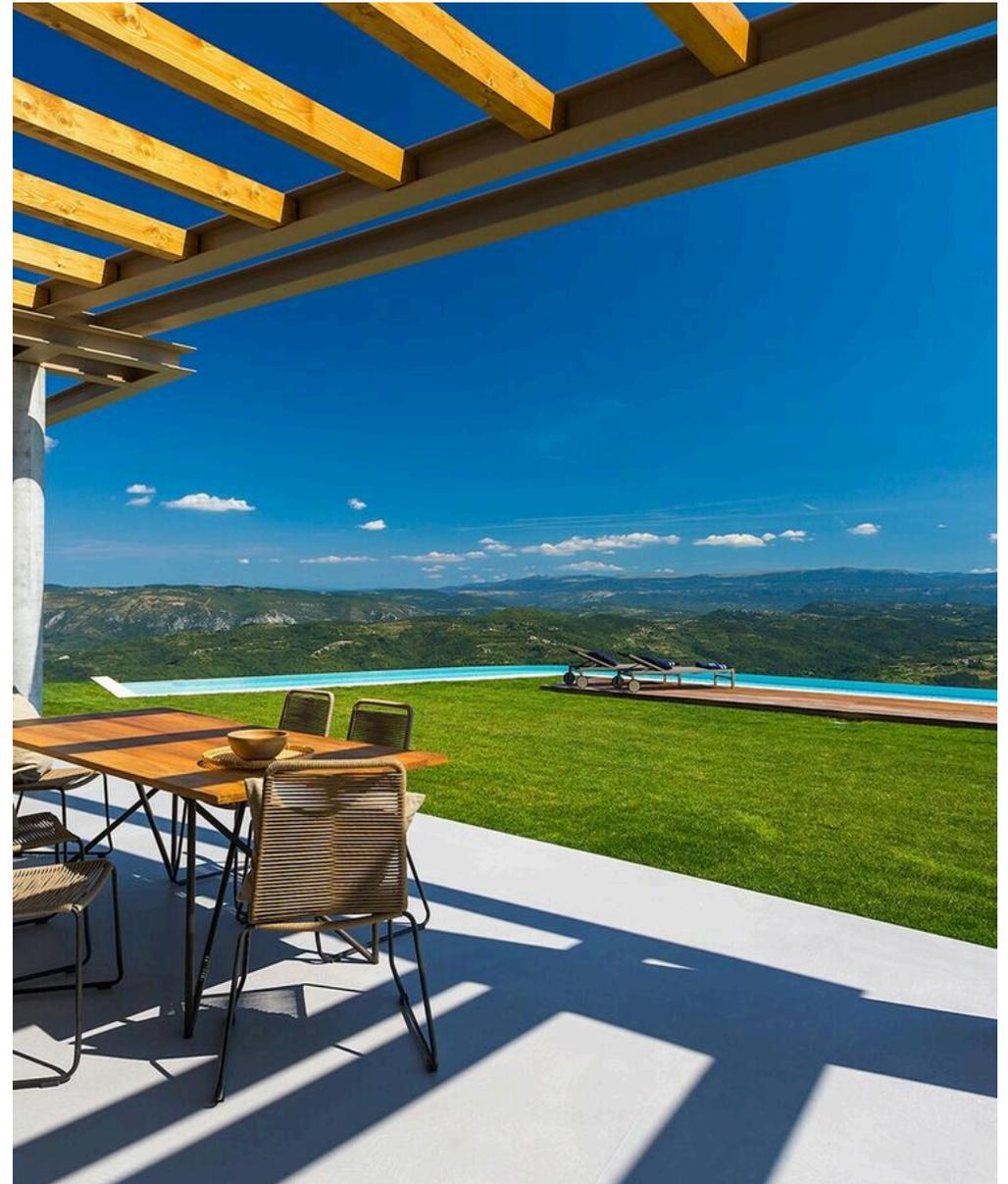
Price upon request



wymobilien.ch  
Marcel Wyss

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# Description

As soon as you open your eyes in the morning, you will see the breathtaking, evergreen landscape, framed by the blue of the sky. Enjoy the romance of the starry sky at night.

Villa Vista was awarded the best holiday home in Europe by the European Holiday Home Association (EHHA) in 2017 ! Will this unique villa soon be your new retreat?

Every detail was considered when building the villa! Materialization, floor plan, window orientation, ... Nothing was left to chance. A dream house in a dreamlike landscape! Wymobilien, Marcel Wyss, visited the villa in April 2024 together with two construction experts from Switzerland. Both were impressed by the quality of this villa. Wymobilien, Marcel Wyss, also knows the architect who realized this extraordinary villa. He enjoys an excellent reputation far beyond Croatia.

The villa is suitable for:

- Rental in the upscale segment and thus as a rental property
- Exclusively for private use
- Mix of rental and private use

If desired, the care (cleaning after tenant change) of the villa and the garden, including the 300 olive trees, can be ensured as before by two local, reliable

persons.

## **Ground floor with 127.7m2 net area:**

- Living/dining/cooking area with panoramic view on 90.25m2
- Library 7.04m2
- Guest toilet 2.55m2
- Reduit directly behind the kitchen 2.65m2
- Reduit /Wardrobe 5.8m2
- Corridor 7.4m2

Outdoor area:

- Several terraces
- Access to the technical room with the heating
- Access to the heated infinity pool via the terrace
- The pool is partially basemented for the storage of outdoor furniture
- Garden with herb garden
- Carport

## **Upper floor with 122.43m2 net area:**

- Master bedroom with bathroom 39.6m2 and loggia with panoramic view of Motovun, forests, vineyards, coast
- Bedroom with bathroom 26m2
- Bedroom with bathroom 24.65m2
- Of course, all rooms have a flat-screen TV

professionally mounted on the wall

- But with these panoramic windows, a TV set is...

- Reduit 1.3m2
- Corridor 8.95m2

## **Description of the lower floor with 33.73m2 net area:**

Here you can implement your own ideas depending on the intended use. Originally, a wellness area and a wine cellar were planned for the lower floor. The lower floor with its own terrace is also suitable for a guest room/teenager's room/staff room,...You decide!

## **Land:**

The 49,747m2 plot of land with 300 olive trees has a building reserve of 1,647m2.

## **Villa Vista and the region offer you a pleasurable life in Istria - the Tuscany of the East!**

We look forward to your contact via email/contact form with full details (name, first name, address, tel). If you can provide proof of financing options, we will be happy to accompany you on a site visit. In the meantime, you can enjoy this video:Video Villa Vista

# Characteristics

Availability	<b>To agree</b>	Construction zone	<b>Villa Vista Unnamed Road, 52000, Zamask</b>
Type	<b>Villa</b>	Condition of the property	<b>Good</b>
Reference	<b>Villa-Istrien</b>	Standing	<b>Upmarket</b>
Rooms	<b>6.5</b>	Gross living area	<b>~ 290.7 m<sup>2</sup></b>
Bedrooms	<b>3</b>	Ground surface	<b>~ 49747 m<sup>2</sup></b>
Bathrooms	<b>3</b>	Useful surface	<b>~ 283.9 m<sup>2</sup></b>
Number of toilets	<b>4</b>	Ceiling height	<b>~ 320 m</b>
Year of construction	<b>2015</b>	Parking places	<b>Yes, obligatory</b>
Flat	<b>1</b>		

Object Price **Price upon request**

## Number of parkings

3x Interior

2x Exterior

# Conveniences

## Neighbourhood

- > Green
- > Mountains
- > Lake
- > Fog-free
- > Hiking trails
- > Bike trail
- > Water park

## Outside conveniences

- > Terrace/s
- > Garden
- > Exclusive use of garden
- > Bench
- > Quiet
- > Greenery
- > Storeroom
- > Covered parking space(s)
- > Swimming pool

## Inside conveniences

- > Without elevator
- > Visitor parking space(s)
- > Open kitchen
- > Guests lavatory
- > Pantry
- > Cellar
- > Storeroom
- > Swimming pool
- > Built-in closet
- > Air conditioning
- > Decorative fireplace
- > Bright/sunny
- > With front and rear view
- > Natural light

## Equipment

- > Fitted kitchen
- > Kitchen island
- > Cooker/stove
- > Oven

- > Fridge
- > Dishwasher
- > Washing machine
- > Dryer
- > Shower
- > Bath
- > Interphone
- > Videophone
- > Oversee camera
- > Ventilation
- > Outdoor lighting

## Floor

- > Tiles
- > Parquet floor

## Condition

- > Very good
- > In it's current state

## Exposure

- > All day

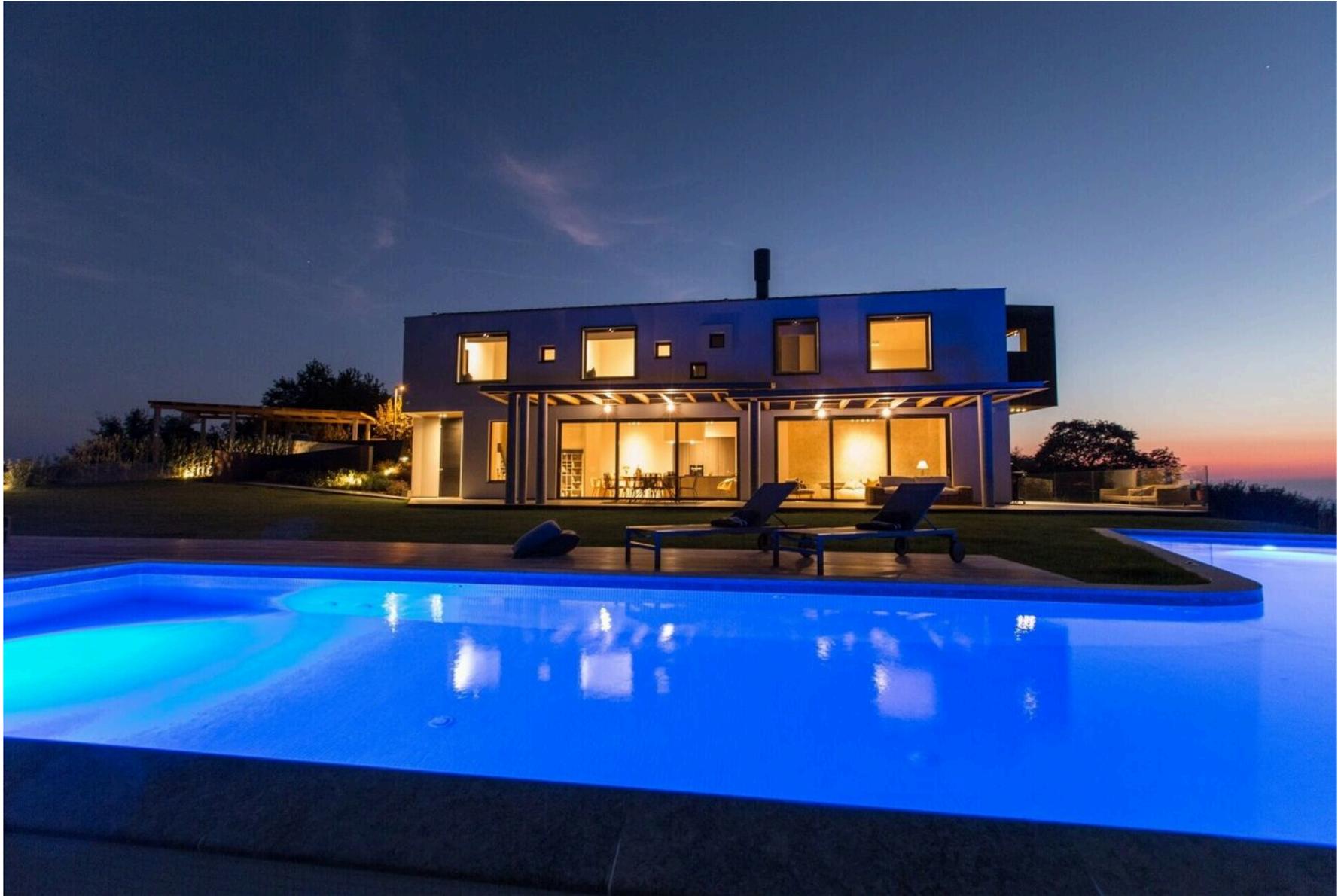
## View

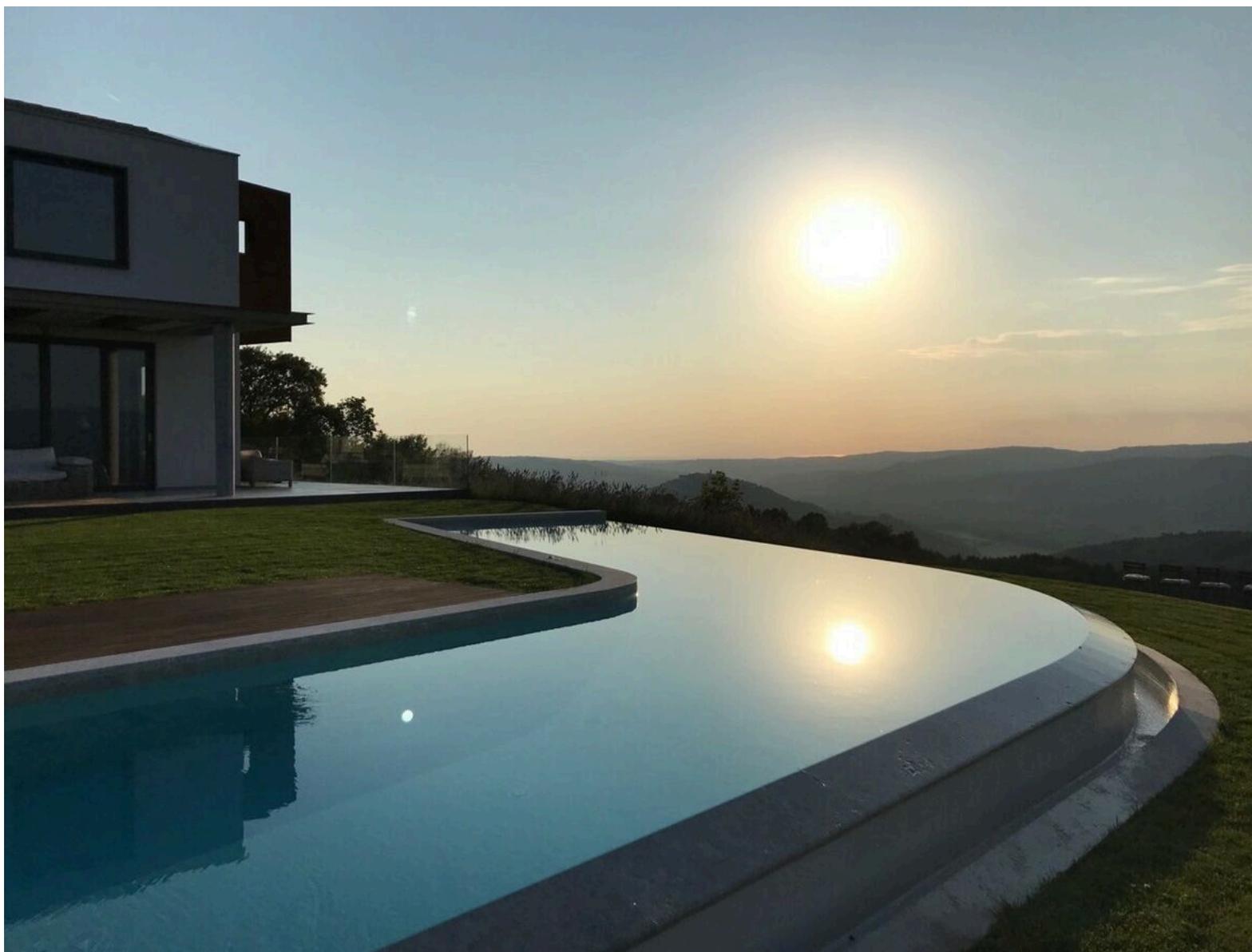
- > Nice view
- > Clear
- > Unobstructed
- > Panoramic
- > With an open outlook
- > Lake
- > Sea
- > Garden
- > Mountains

# Exterior view



Blick von der grossen Terrasse







Terrasse mit Blick auf Motovun



Kaum zu glauben was sich hinter dieser natürlichen Fassade versteckt

# Interior view



Wohnbereich mit Panoramablick und Cheminée





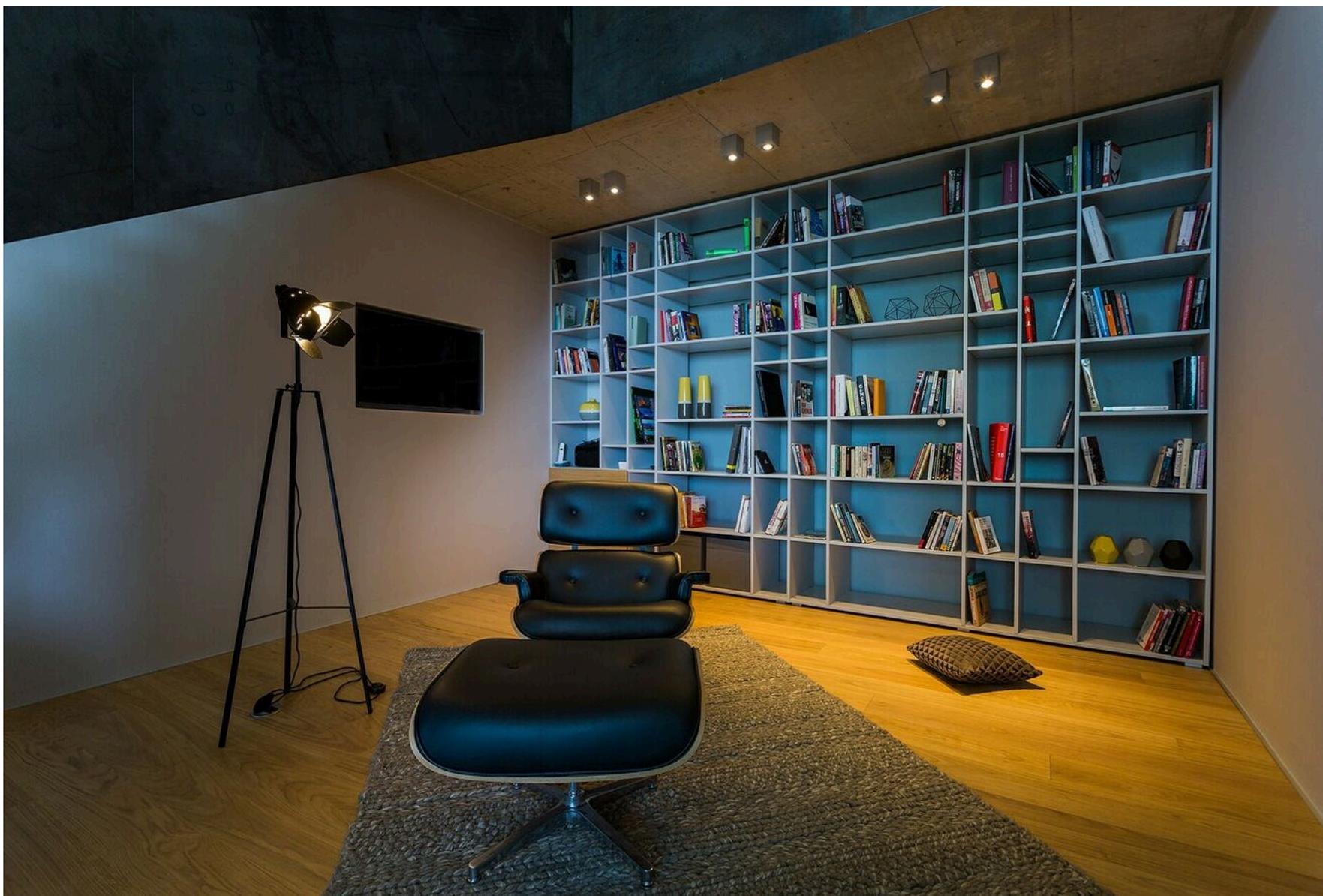
Essbereich/Küche











Bibliothek



Stilvolles Treppenhaus



Zimmer mit Bad und Panoramablick







Bad





Masterbedroom mit Loggia



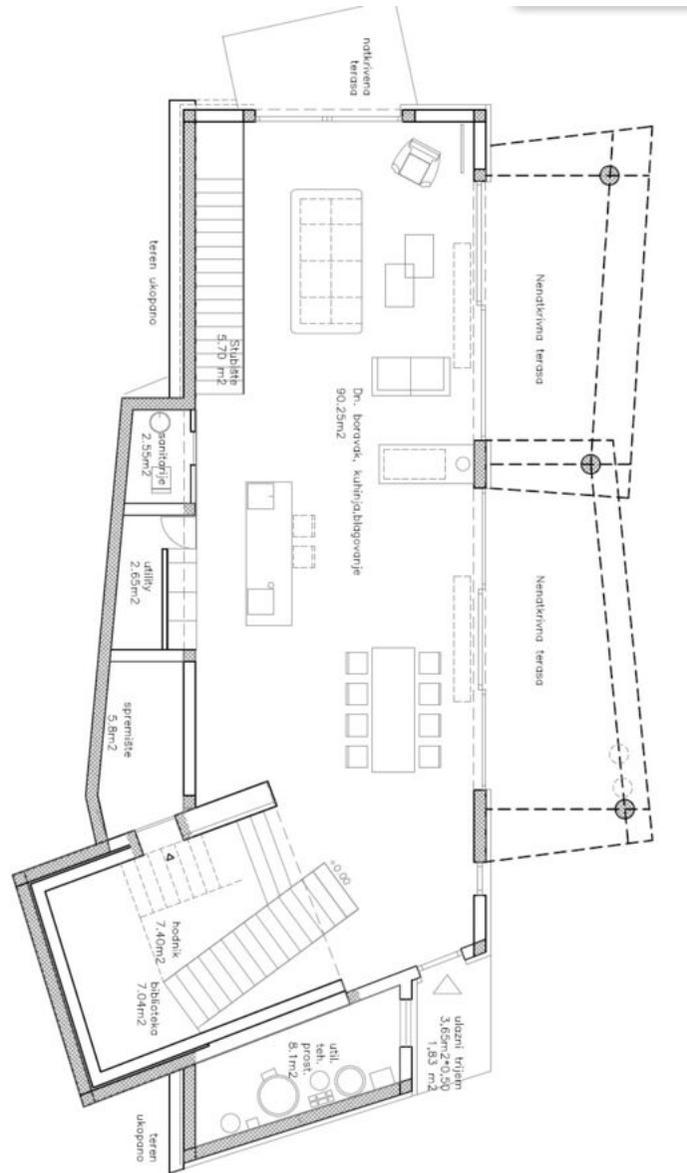




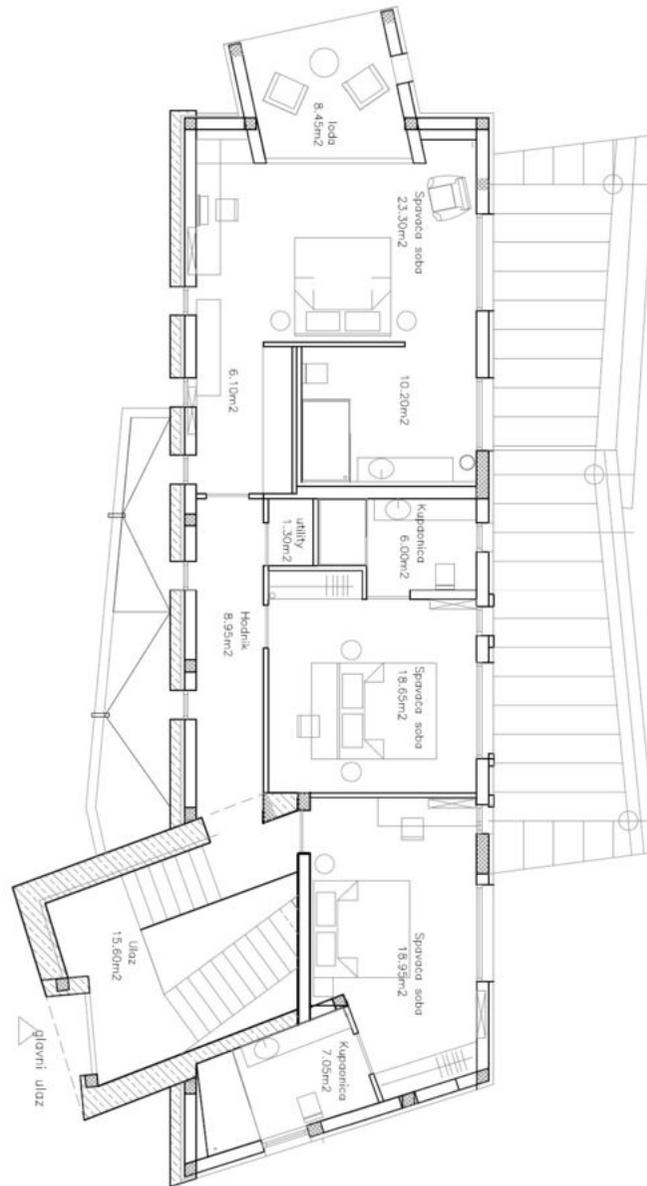




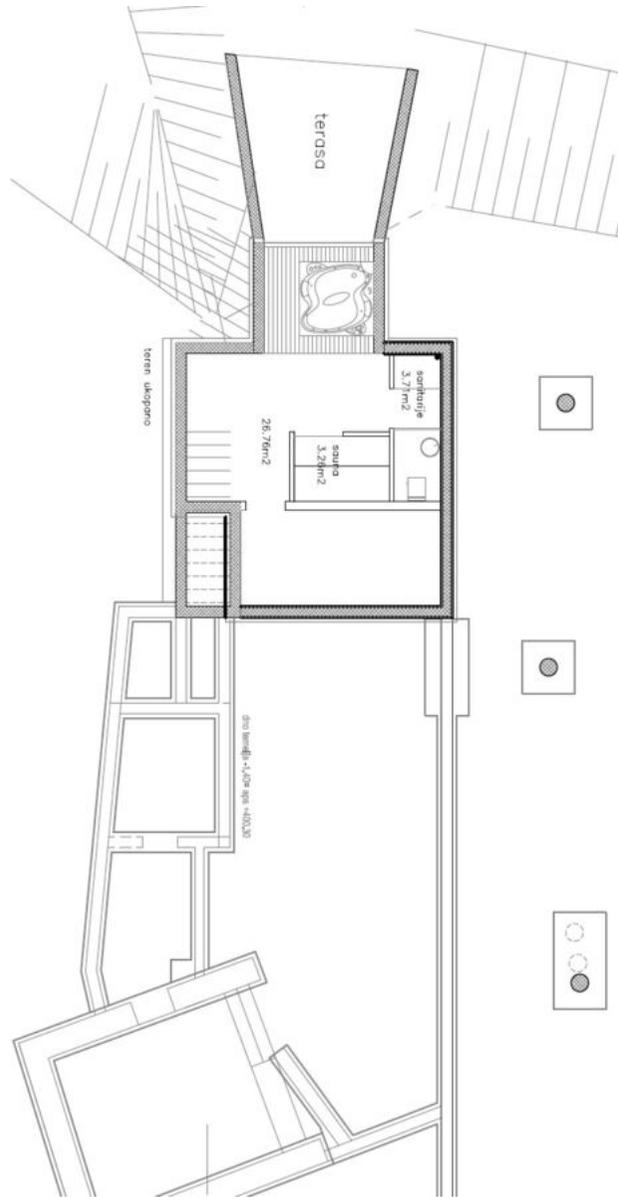
# Plan



Grundriss EG



Grundriss OG



Grundriss UG

# Exterior view



Zufahrt mit Carport



Willkommen in der Villa Vista

# Contact

## **Wymobilien, Marcel Wyss**

Hauptstrasse 13  
3422 Kirchberg / Langnau

Phone: 034 511 20 25  
info@wymobilien.ch  
www.wymobilien.ch

## **Contact visit**

info@wymobilien.ch



# Notes

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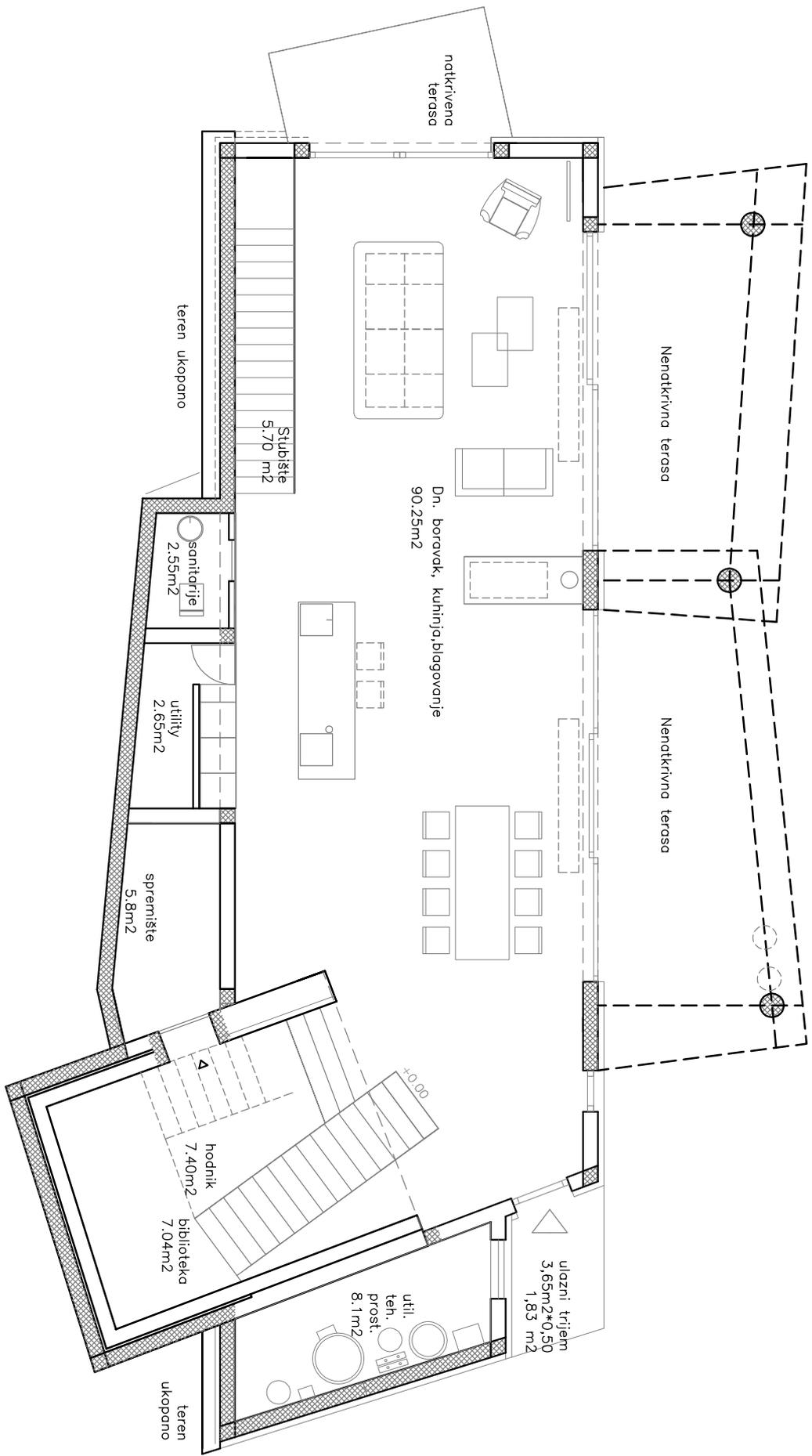
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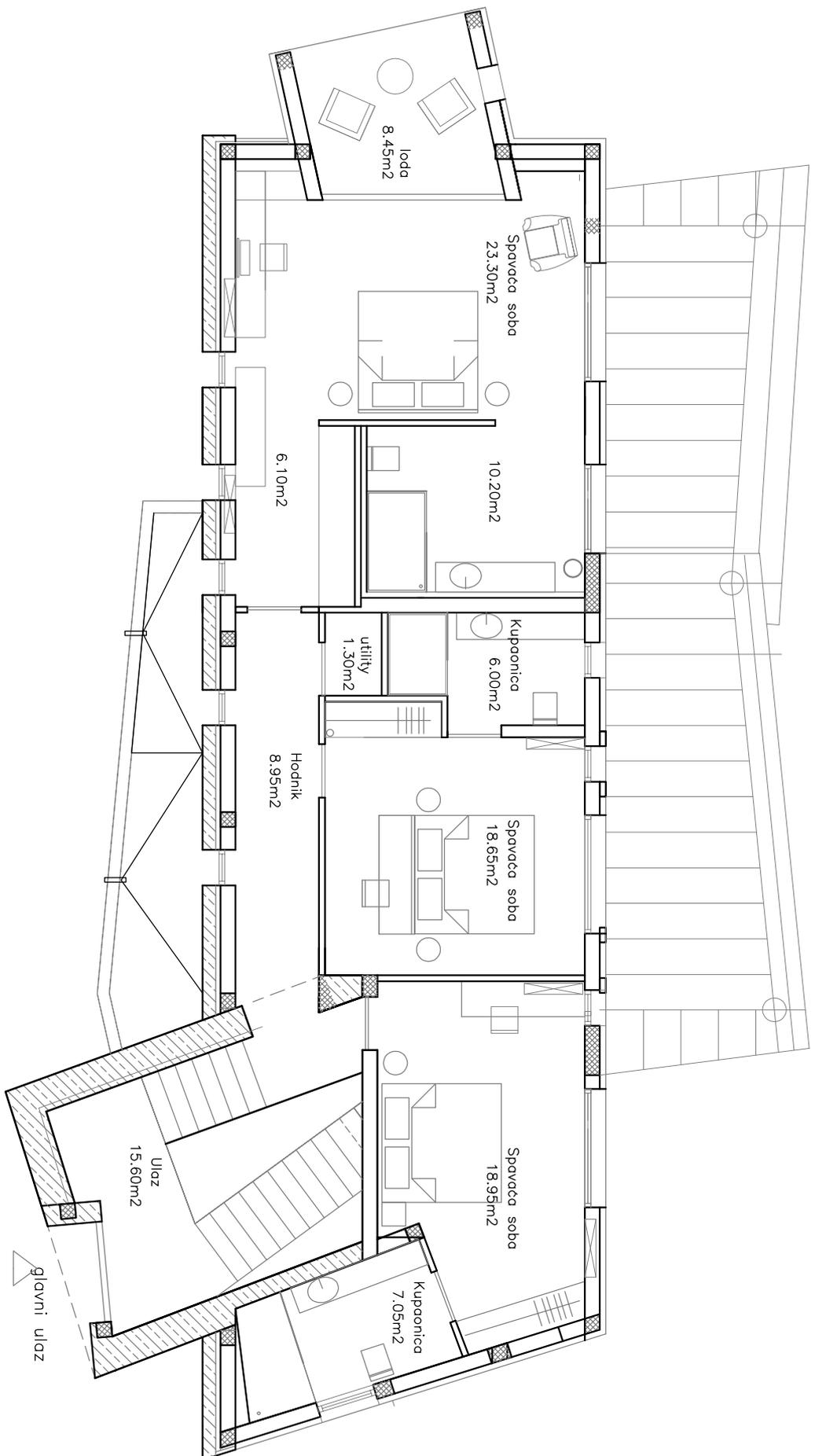
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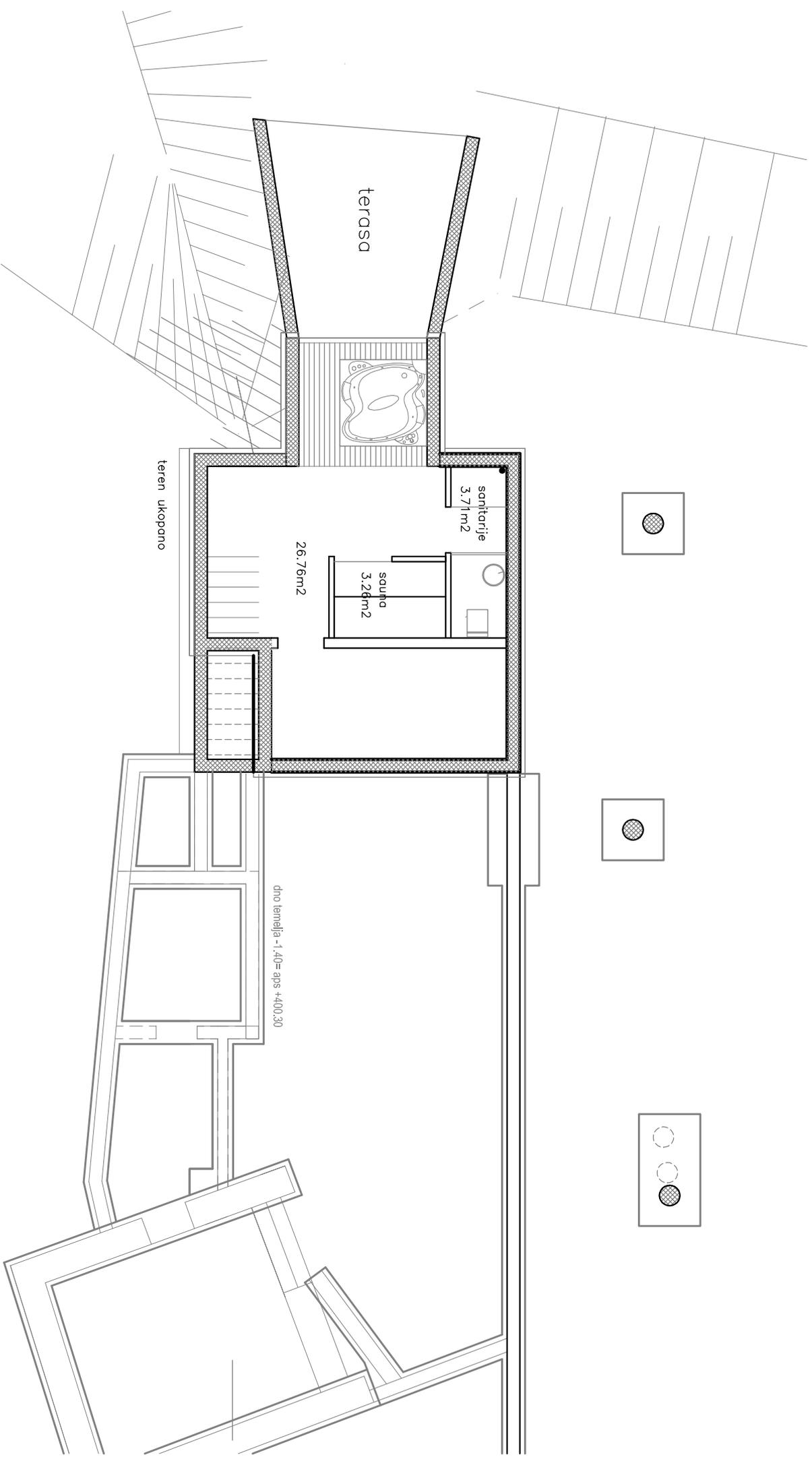
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TLOCRT PRIZEMLJA M 1:100



TLOCRT KATAM 1:100



TLOCRT PODRUOMA M 1:100