

Mediteranska vila na TOP lokaciji, sa panoramskim pogledom, Karojba, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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Region: Primorsko-goranska županija
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	Mediteranska vila na TOP lokaciji, sa panoramskim pogledom
Property for:	Sale
House type:	detached
Property area:	255 m ²
Lot Size:	1410 m ²
Bedrooms:	5
Bathrooms:	4
Price:	1,900,000.00 €
Updated:	Apr 15, 2024

Condition

Newbuild:	yes
Built:	2023

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Karolja
City area:	Karolja
ZIP code:	52423

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Description

Description:	This exquisite villa is situated in a charming Istrian village, just 10 kilometers away from the historic town of Motovun. It is also conveniently located 25 kilometers from the sea and the city of Poreč. Upon first glance, you will be captivated by the intimacy of this modern villa set on a 1410m ² plot with a 55m ²
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infinity pool, surrounded by lush greenery, and offering a unique view of the sea, the Alps, Motovun, Grožnjan, and Vižinada. This modern property combines the best of architecture with the latest technology. Optimal comfort, ample space, natural light, and a contemporary interior design with open living and dining spaces, as well as seamless transitions to the outdoor areas, provide the villa with a perfect ambiance. The villa is designed as a single-story residence, with the ground floor featuring an entrance hall, a living room with a built-in wood-burning fireplace, a dining area, and a kitchen. The living room opens directly onto a covered terrace and further to the pool area. The covered terrace will also accommodate a summer kitchen. Additionally, the ground floor houses a technical room, a guest toilet, and a wellness spa room with a jacuzzi, two saunas, and a shower. On the first floor, you will find three very comfortable bedrooms, each with its own en-suite bathroom. Two of the bedrooms also have private terraces with views of the unique landscape to the northeast and the sea to the southwest. The heating and cooling system of the property is powered by an electric heat pump. Furthermore, a solar power plant will be installed on the roof. Parking for vehicles is provided on the property under carports, and there is also a charging station for electric cars. Spend your beautiful summer evenings here with unique sunsets! Additional Property Features: Villa: 10 kW solar power plant 2x fast chargers for electric vehicles ENTIA smart home installations Heat pump, underfloor heating in all rooms, cooling with built-in fan coils Indoor wood-burning fireplace Spa wellness area with an infra sauna, steam sauna, and built-in whirlpool Summer kitchen under the covered terrace of the house Pool: Overflowing infinity pool Lining: pebble tec Water heating with a heat pump Water treatment: Mg minerals Magnapool Hydro massage zone The property is sold with all lighting fixtures, outlets, and switches, complete ceramics, and sanitary equipment from Italian designer manufacturers. The spa wellness area is fully equipped. The house will be sold with designer Italian furniture. For additional information or to schedule a viewing, please contact Katarina Vlašić at +385 95 88 09 208. Agency ID Code: IS1509783 ID CODE: IS1509783

Additional contact info

Reference Number: 532013
Agency ref id: IS1509783