

## Grožnjan, okolica! Predivna vila sa otvorenim pogledom na more!, Grožnjan, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Grožnjan, okolica! Predivna vila sa otvorenim pogledom na more!  
Property for: Sale  
House type: detached  
Property area: 197 m<sup>2</sup>  
Lot Size: 1400 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,500,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023

#### Location

Country: Croatia  
State/Region/Province: Istarska županija

City: Grožnjan  
City area: Grožnjan  
ZIP code: 52429



## Permits

Building permit: yes

## Additional information

Energy efficiency: A+

## Description

Description: Istria, Grožnjan Just a few minutes' easy drive from the beautiful Grožnjan, located in an extremely quiet location, there is this wonderful villa with an open view of the sea and nature! The villa is located on a plot of land with an area of 1591 m<sup>2</sup>, and the total area of the villa is 197 m<sup>2</sup>. This beautiful villa extends over two floors. On the ground floor there is a large living room with open kitchen and dining room, 1 bedroom with its own bathroom, technical room, laundry room and guest toilet. From the living room there is a covered terrace from which you can access the garden with a particularly beautiful panoramic view of the sea and greenery. The first floor is accessed by internal stairs, where there are 3 bedrooms, each with its own bathroom. There is a summer kitchen and a beautiful swimming pool of 39 m<sup>2</sup> with a sun deck on the landscaped garden with irrigation. The villa was built in the Istrian style from top quality materials with high ceilings, aluminum carpentry and stone and wood details. The underfloor heating is via a heat pump, and the cooling is via an air conditioner. The villa is secured with an alarm and video surveillance with the possibility of remote control. The price of the villa includes VAT and it is sold fully furnished and ready for use. The planned completion of the works is autumn 2024. Due to its location and amenities, this property is an excellent choice for anyone looking for a vacation or investment property in a special location near amenities. The villa is located in a small and quiet Istrian settlement not far from Grožnjan. The center of Grožnjan, promenades, bicycle paths, shops and various other necessary amenities are located within a 10-minute easy drive. The sea and beaches are 20 minutes away by car. ID CODE: 1027-877

## Additional contact info

Reference Number: 579063  
Agency ref id: 1027-877