

## Oprtalj okolica, villa sa bazenom na mirnoj lokaciji, Oprtalj, 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: Oprtalj okolica, villa sa bazenom na mirnoj lokaciji  
Property for: Sale  
House type: detached  
Property area: 292 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 5  
Price: 750,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2022

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Oprtalj  
City area: Oprtalj  
ZIP code: 52428

## Additional information

Energy efficiency: In preparation

## Parking

Garage: yes

Covered parking space: yes

## Description

Description:

Istria, Oprtalj surroundings A modern detached villa for sale with a spacious garden in a quiet location near Oprtlje. The area of the property is 292.89 m<sup>2</sup>, and extends to the basement, ground floor and first floor. In the basement there is a gym, a bathroom, a room for equipment, a storage room and a corridor. Internal stairs lead to the ground floor, where there is a spacious living room with dining room, kitchen, bedroom, pantry and entrance hall. From the living room there is access to a covered terrace next to which there is a sunbathing area and a swimming pool. Stairs lead to the first floor where there are 3 bedrooms, each with its own bathroom and access to its own balconies with an open view of the beautiful Istrian landscape. 2 bedrooms have their own separate wardrobe space. There is also a hallway and a storage room on the first floor. The villa is heated with underfloor heating and air conditioning. The yard is spacious and fenced. Within the garden there is a private swimming pool with a sunbathing area, next to which there is an engine room and a covered terrace ideal for enjoying the summer months. Next to the villa there is a garage and a parking space. The villa is surrounded by a large green area that provides additional peace and privacy. The planned completion of construction is the summer of 2023. The villa is located in a small and quiet Istrian town not far from Oprtlje. In the vicinity of the villa there are many well-known wineries, restaurants, agrotourisms, promenades, bicycle paths and various other facilities. Considering the quiet location, the property is ideal for all lovers of Istria who want peace and privacy, and can be used for vacation and tourism, but also for year-round living. ID CODE: 1010-910

## Additional contact info

Reference Number: 586675

Agency ref id: 1010-910