

## IMPOZANTNA VILLA S BAZENOM I JEDINSTVENIM POGLEDOM!

### Karolja, 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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ZIP code: 51000  
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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:	IMPOZANTNA VILLA S BAZENOM I JEDINSTVENIM POGLEDOM!
Property for:	Sale
House type:	detached
Property area:	140 m <sup>2</sup>
Lot Size:	2071 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	790,000.00 €
Updated:	Jun 20, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Karojba
City area:	Novaki Motovunski
ZIP code:	52423

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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Covered parking space: yes

## Description

Description:

Luxurious dream villa situated in a picturesque Istrian village, just 10 kilometers from the historic Motovun and 25 kilometers from the coast and the town of Poreč. This magnificent villa captivates with its intimacy on a spacious plot of 2071m<sup>2</sup>, which includes a heated pool, landscaped beach, and volleyball court, all surrounded by greenery with unforgettable views of the sea, the Alps, Motovun, Grožnjan, and Vižinada. With 140 square meters of living space, this modern property perfectly combines traditional architecture with the latest technology. Enjoy optimal comfort, ample space, natural light, and contemporary interior design with open living and dining areas seamlessly merging with outdoor spaces, providing the villa with a unique atmosphere. The villa is designed as a two-story structure, with the ground floor offering an entrance hall, a living room with a built-in fireplace, a dining room, and a kitchen. The living room provides direct access to the covered terrace, pool, beach, barbecue area, and volleyball court. The basement includes a technical room serving as storage and a service room for the pool and heating system. Upstairs, there are two spacious bedrooms, each with its own bathroom, and a spacious terrace accessible from the hallway and one of the bedrooms. For comfort and energy efficiency, the villa utilizes an electric heat pump system and four air conditioning units. Parking is available on the private plot under canopies with three parking spaces. The villa is sold fully furnished, including La Primavera tables and chairs, Home Cucine kitchen, and other elegant furniture. Here, you can spend unforgettable summer evenings enjoying unique sunsets and breathtaking views. The listed price applies to corporate buyers within the VAT system; for individual buyers, VAT will be added. For further information and to schedule a viewing, feel free to contact us at +385 95 88 09 208 or via email: [katarina.vlasic@dogma-nekretnine.com](mailto:katarina.vlasic@dogma-nekretnine.com). Agency ID Code : IS1511979 ID CODE: IS1512784

## Additional contact info

Reference Number: 618096

Agency ref id: IS1512784