

## Istra okolica Novigrada luksuzna vila sa bazenom, Grožnjan, House



### Seller Info

Name: Camelia Real Estate  
First Name: Camelia  
Last Name: Real Estate  
Company Name: Camelia Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://www.camelia.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
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About us:

Camelia real estate d.o.o. offers a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

**Common**

Title:	Istra okolica Novigrada luksuzna vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	600 m <sup>2</sup>
Lot Size:	1500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	3,450,000.00 €
Updated:	Jul 12, 2024

**Condition**

Built: 2023

**Location**

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Grožnjan
City area:	Grožnjan
ZIP code:	52429

**Permits**

Building permit:	yes
Ownership certificate:	yes

**Additional information**

Energy efficiency: A+

**Parking**

Number of parking spaces: 5

**Description**

Description: Istria around Novigrad, luxury villa with pool! We are mediating the sale of a beautiful and luxurious villa with a swimming pool, which belongs to the top range of the most luxurious villas on the Adriatic, near Novigrad and Umag, in a very

quiet and authentic Istrian village. The villa is located on a plot of land with an area of slightly less than 3000m<sup>2</sup> and a total size of more than 600m<sup>2</sup>, the total volume of the building is 1586m<sup>3</sup>, the indoor living area is about 400m<sup>2</sup>, of which the ground floor is approx. 173.4m<sup>2</sup> with a covered terrace of 136.7m<sup>2</sup>, floor is 211.2 m<sup>2</sup> of closed space and a terrace of 112.4 m<sup>2</sup>. The villa is P+1, on the ground floor there is a spacious living room with dining room and kitchen, area of approx. 100m<sup>2</sup>, storage room, boiler room and service room, toilet, wellness area with sauna and wine cellar. The ground floor covers an area of approx. 200m<sup>2</sup>, from the wellness area and the living room you can access the outdoor terrace, which will truly leave you breathless. The open view of the Mirna valley and towards Novigrad and Umag will charm even the most demanding clients with its beauty. The terrace on the ground floor has an area of 136.7 m<sup>2</sup>, with an outdoor kitchen and a large and multifunctional pool of 55.7 m<sup>2</sup>. On the first floor there are five bedrooms, each with a bathroom, area from 21m<sup>2</sup> to 40m<sup>2</sup>. Each room has access to a beautiful and spacious terrace of 112.4 m<sup>2</sup>. On the roof terrace, which offers a magnificent view, there is a hydromassage tub, a relaxation area with deckchairs and a summer kitchen. Heating and cooling is solved by means of heat pumps, and floor heating is also implemented. An excellent micro-location, only about 15 kilometers away from Novigrad and Umag, a good connection with the network of local roads towards the sea and the interior of Istria gives this truly sensational building an additional advantage. ID CODE: 792

### Additional contact info

Reference Number: 618334  
Agency ref id: 792