

Istra okolica Grožnjana 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
Address: Ulica Maršala Tita 139
Mobile: 0038598389101
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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 Grožnjana luksuzna vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	600 m ²
Lot Size:	1700 m ²
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	3,300,000.00 €
Updated:	Nov 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
Ownership certificate:	yes

Additional information

Energy efficiency: A+



Parking

Number of parking spaces: 5

Description

Description: Istria around Grožnjan 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 Grožnjan, Novigrad and Umag, in a very quiet and authentic Istrian village. The villa is located on a plot of land of slightly less than 2000 m² and has a total size of approx. 600 m², living area 300 m², of which the ground floor is 175 m², the first floor is 135 m². The villa is P+1, on the ground floor there is a spacious living room with a dining room and a kitchen, more than 100 m², a storage room, a boiler room and a service room, a toilet, a wellness area with a sauna and a wine cellar. The ground floor covers an area of 180 m², from the wellness area and the living room there is access to an outdoor covered terrace of 120 m² that 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 has an area of 135 m², with an outdoor kitchen and a large and multifunctional swimming pool, area of 55.7 m². On the first floor there are five bedrooms, each with a bathroom, from 21 m² to 40 m², total area 142 m². Each room has access to a beautiful and spacious terrace of 112 m². Heating and cooling is solved by means of heat pumps, and floor heating was additionally implemented. An excellent microlocation, 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 luxurious villa an additional advantage. Given that this property is being quietly sold, we will be happy to send you additional pictures and information and arrange a possible viewing with the signature of the broker's list! ID CODE: 791

Additional contact info

Reference Number: 618335
Agency ref id: 791
Contact phone: 098 860186