

ATRAKTIVNA VILLA S BAZENOM I OTVORENIM POGLEDOM NA MORE, Grožnjan, House



Seller Info

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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
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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:	ATRAKTIVNA VILLA S BAZENOM I OTVORENIM POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	343 m ²
Lot Size:	1728 m ²
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	1.00 €
Updated:	Jul 02, 2024

Condition

Newbuild:	yes
Built:	2023.

Location

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



Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Description

Description:	This imposing villa, built in 2023, is located near Grožnjan and Buje, offering a view of the Mirna River and the sea. The villa is positioned on a plot of 1,728 m ² , with the front side protected by a green belt that ensures privacy. This luxury villa consists of two floors: ground floor and first floor. The total area of the heated part is 343.20 m ² , while the gross area of the property is 496.25 m ² . The ground floor of the villa is characterized by an open concept space of 104.50 m ² , which includes
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a living room, a dining room with a wood-burning fireplace and a kitchen. This area leads to a spacious terrace of 135 m², where there is an outdoor kitchen, a barbecue and an overflow pool measuring 12x4 m with heating. On the ground floor there is also a toilet of 4 m², a sauna and a gym of 30.80 m², a wine cellar of the same area, a storage room of 9.56 m² and a machine room/laundry room of 25 m². An external staircase leads from the terrace to the upper terrace, allowing direct access to the bedrooms and the pool. Upstairs there are five bedrooms, each with its own bathroom, with a total area of 141.96 m². The master bedroom also has a wardrobe. All bedrooms have access to a large terrace of 69 m². At the back of the villa there is a landscaped yard/garden of 45 m². The villa is luxuriously and well equipped, including underfloor heating supported by a heat pump, automatic irrigation of the garden, video surveillance for security, aluminum carpentry with three-layer glass, electric curtains, and the ability to control lighting and cameras via mobile phone. The facade is made of 10 cm Styrofoam with stone details. The villa is rented fully furnished and equipped, ready to enjoy a luxurious vacation. This modern residence offers everything you need for ultimate comfort and relaxation in one of the most beautiful parts of Istria. For any additional information you are interested in or if you want to view the property, please call the licensed agent with many years of experience in real estate: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 lorena.kogej@dogma-nekretnine.com SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 sandra.miletic@dogma-nekretnine.com ID CODE: IS1512963

Additional contact info

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