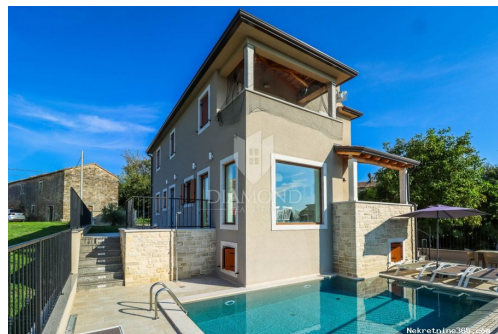


## Rijetkost! Prekrasna vila sa predivnim pogledom!, Grožnjan, House



### 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: Rijetkost! Prekrasna vila sa predivnim pogledom!  
Property for: Sale  
House type: detached  
Property area: 158 m<sup>2</sup>  
Lot Size: 236 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 3  
Price: 650,000.00 €  
Updated: Sep 25, 2024

#### Condition

Built: 2021

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Grožnjan

City area: Grožnjan  
ZIP code: 52429



## Additional information

Energy efficiency: In preparation

## Description

**Description:** Istria, Buje, Surroundings A beautiful villa for sale in a sought-after location. The villa consists of an entrance, a living room with a kitchen from which we have access to the terrace, 1 bedroom, a toilet and a study. The internal stairs lead to the first floor where there are 2 bedrooms with their own bathrooms, one room has a terrace with a beautiful view of the sea and nature, at the very entrance to the rooms there is an anteroom which is used as a place to relax. On the outside of the villa there is a swimming pool with a sunbathing area, an outdoor grill and an entrance to the storage room. The open view from the villa stretches endlessly, in the distance you can see the sea. The location is quiet and sought after, there are only a few houses in the area. Underfloor heating is installed throughout the villa, in the living room there is a wood-burning fireplace that creates a real winter atmosphere. Cooling is by means of an air conditioner. In the immediate vicinity, there are all important facilities such as famous agrotourisms and wineries, bicycle paths, a promenade and other facilities. The villa is 3 kilometers from the beach, 15 kilometers from the first beaches and 13 kilometers from the border with Slovenia. The property is ideal for people who want a villa with a beautiful view, for vacation or for the purpose of tourist rental as a faster return on investment. ID CODE: 1034-82

## Additional contact info

Reference Number: 645533  
Agency ref id: 1034-82  
Contact phone: +38552210824