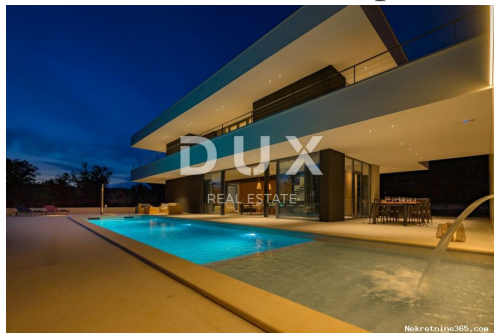


ISTRA, GROŽNJAN - Dizajnerska novoizgrađena vila s potpunom privatnošću, okružena zelenilom s prekrasnim pogledom, Grožnjan, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, GROŽNJAN - Dizajnerska novoizgrađena vila s potpunom privatnošću, okružena zelenilom s prekrasnim pogledom
Property for:	Sale
House type:	detached
Property area:	300 m ²
Lot Size:	2170 m ²
Bedrooms:	4
Bathrooms:	3
Price:	2,500,000.00 €
Updated:	Oct 03, 2024

Condition

Newbuild:	yes
Built:	2024

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+
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Parking

Number of parking spaces:	4
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Description

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ISTRIA, GROŽNJAN - Designer newly built villa with complete privacy, located in front of a green area Grožnjan is a small Istrian place, but of great cultural significance not only in Croatia, but also internationally. Every year at the beginning of May, the small streets and squares of Grožnjan are transformed into a true artistic place. The city opens its summer music academies for young people, its art, dance and drama workshops under the guidance of well-known experts and teachers. Here you come across many famous names from the world of music, art and drama. Grožnjan is a small town that is also well known for preserving and protecting the environment and striving to preserve the typical and traditional Istrian heritage. Not far from the beautiful Grožnjan, I find the picturesque village of Šterna on a hilly plateau and close to the Istrian desert of Piski. Although in Istria, especially in its central and northern parts, we often come across such parts of the landscape, here we are talking about a truly unique concentration of such forms on a fairly large surface. In the past, it was known as the "Grožnja cistern" because of the inexhaustible source of water. The first thing that catches your eye when approaching Šterna is the parish church of St. Michael the Archangel and the belfry from 1791. The unplastered houses that we find there are partly made of characteristic gray sandstone and partly of white limestone and represent a true example of traditional folk architecture in Istria. We are proud to present this exceptional, designer villa with a pool surrounded by beautiful forests, green fields and fantastic views. Located in the most sought-after and most beautiful locations in Istria, this modern villa is located between Oprtlje and Grožnjan, and its beauty attracts the eyes of everyone who comes near it. You can experience all the comfort of this villa in its 300 m² of living space and 222 m² of covered terraces, which is divided into two floors, ground floor and first floor. Thus, the ground floor has an open space designed according to the "open space" system. Here you have the opportunity to spend your time in a beautiful and modern living room, flooded with daylight with the help of large sliding glass walls. You can prepare your most delicious and favorite delicacies in the luxurious kitchen, which is equipped with the most modern technology signed by top world brands. One of the special details of this space is the decorative fireplace that changes color and thus creates an additional atmosphere, especially at night. Natural light is provided through large sliding glass walls that make your stay more comfortable and the room more spacious. The aforementioned glass wall provides excellent communication between the ground floor and the exterior of the villa. In addition, there is a guest toilet on the ground floor, a large laundry room with access from the inside and outside of the house, and a boiler room with an outside entrance. An internal staircase leads to the upper floor of the villa, where there are 3 spacious and modern bedrooms, each of which has its own bathroom. Each room has access to a spacious covered terrace where you can enjoy your morning coffee. The entire story of this designer villa is rounded off by a landscaped garden of 2,170 m² and offers the possibility of building an additional building such as a garage, guest house, etc. The central part of the yard is occupied by a unique pool of 61 m² with a sunbathing area and a beautiful waterfall. Downstairs, there is also an outdoor

kitchen with a dining area, located on the covered part of the yard. It is important to note that the area of covered terraces (with outdoor kitchen and dining room) is 222 m², while the area of uncovered terraces (beach) is 160 m². Parking for 4 cars is provided. The villa is equipped with high-quality international brands: *Guzzini, Artemide, Ticino for lighting *Florim Bologna for interior and exterior wall panels *Philippe Stark locks / shower *Calligaris Italy furniture *Nef kitchen equipment *Dondi salotti living room *Hespo program 5* bedroom equipment *Hans Grohe bathroom equipment *Axor bathroom equipment *B&B Italy furniture *Global kitchen equipment *Rosenthal kitchen equipment *Mono A kitchen equipment *Liebher and Bosch kitchen equipment *Kartell Italy furniture *Napoleon kitchen equipment *Deco fireplaces Maribor *Mitsubishi air conditioning This property is definitely worth your attention, it represents an ideal family home, as well as an ideal investment opportunity with a safe return on investment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 33700

Additional contact info

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