

## Luksuzna vila u okolici Grožnjana, 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/>  
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City area: Poreč  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
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### Listing details

#### Common

Title: Luksuzna vila u okolici Grožnjana  
Property for: Sale  
House type: detached  
Property area: 300 m<sup>2</sup>  
Lot Size: 2170 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 3  
Price: 2,500,000.00 €  
Updated: Oct 04, 2024

#### Condition

Built: 2024

#### Location

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

City area: Šterna  
ZIP code: 52429



## Additional information

Energy efficiency: In preparation

## Description

Description:

Istria, Grožnjan In the surroundings of Grožnjan is located this beautiful luxury villa that exudes luxury! The villa is located on a plot of land with a surface area of 2170m<sup>2</sup>. The villa covers the ground floor and one floor of 300m<sup>2</sup>. On the ground floor of the house there is a living room equipped with luxurious Italian furniture made of real leather, a high-quality kitchen also made in Italy with Nef built-in appliances, and a dining area. The kitchen and living room are designed according to the open space principle, from which there is access to a covered terrace from 222m<sup>2</sup> and a beach with a total area of 160m<sup>2</sup>, a 15-meter long pool (61m<sup>2</sup>) with salt water and a space for socializing. There is also a fully equipped outdoor kitchen by the edge of the pool. On the ground floor of the house there is a toilet, space for a washing machine and ironing. A marble staircase leads to the first floor of the house, where there are 3 luxuriously furnished bedrooms, Hespo program 5\*, each of which has its own bathroom equipped with Hans Grohe and Axor equipment and separate terraces. Every terrace offers a wonderful view of nature that takes your breath away. There is parking for several vehicles at the very entrance of the house. The yard is fenced and landscaped. Part of the garden is for construction, where there is the possibility of upgrading an additional auxiliary building if necessary. The house is made of high-quality materials and designer and world-famous equipment such as Guzzini, Artemide, Ticino lighting, Florim Bologna for interior and exterior wall panels, Philippe Stark locks / showers, Rosenthal / Mono A kitchen equipment, Deco fireplace ... The house is built In 2024, she also tried her hand at tourism. We certainly recommend it as an ideal opportunity to buy a luxury property in a beautiful part of Istria, where you are within easy reach of all famous restaurants, wineries, walking paths and bicycle paths. You have only 8 km to Grožnjan and an additional 7 km to Buje. If you are looking for luxury and peace away from everyone, this is the ideal opportunity for you. ID CODE: 1026-150

## Additional contact info

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