

## ISTRA, KAŠĆERGA - luksuzna vila s bazenom i okućnicom smještena u središnjoj Istri, Pazin - Okolica, House



### Seller Info

Name: Agencija Dux nekretnine  
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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, KAŠĆERGA - luksuzna vila s bazenom i okućnicom smještena u središnjoj Istri
Property for:	Sale
House type:	detached
Property area:	230 m <sup>2</sup>
Lot Size:	1400 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	1,350,000.00 €
Updated:	Nov 11, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pazin - Okolica
City area:	Kašćerga
ZIP code:	52000

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	3
Covered parking space:	yes

## Description

Description:

ISTRIA, KAŠĆERGA - luxury villa with pool and garden located in central Istria  
In the DUX offer, we present a luxurious villa with a swimming pool, a living area of 230 m<sup>2</sup>, and a spacious garden of 1,400 m<sup>2</sup>, located in a serene area of central Istria, near the historic town of Motovun. The villa boasts exceptional panoramic views from its terraces and windows, stretching across the Istrian hills and extending to Slovenia and Italy. Completed and fully furnished in July 2024, this elegant property meets the highest standards of comfort and contemporary design. The ground floor is bright and airy, thanks to large windows that allow natural light to flood the space. It features an open-space living room, kitchen, and dining area, along with three bedrooms, each with its private en-suite bathroom. Sliding glass doors in the living room provide direct access to the outdoor dining area and garden. The first floor is connected by a staircase leading to an open corridor with views of the living room, infinity pool, and lush surroundings. This floor includes a fourth bedroom with its private bathroom and terrace. The outdoor space is a true highlight, featuring an infinity pool with a three-sided overflow design and salt water, blending harmoniously into the natural landscape. Additional amenities include a relaxation zone designed as an island, a children's playground, an extra outdoor toilet, and a gym. The villa's interior is adorned with handcrafted, custom-made furniture of the highest quality, reflecting a refined sense of style and attention to detail. For year-round comfort, it is equipped with underfloor heating, eight air conditioners, and a wood-burning fireplace. The outdoor area includes covered parking for three vehicles, while the entire property is fenced and illuminated for privacy and security. This villa is an ideal blend of luxury, functionality, and natural beauty, offering a peaceful retreat in the heart of Istria. To schedule a viewing, contact our agent with confidence – consultations are also available in German. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja). ID CODE: 34859

## Additional contact info

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