

Istra - Grožnjan, spektakularna dizajnerska vila u idiličnoj istarskoj kulisi, Grožnjan, House



Seller Info

Name:	Kaiser Immobilien
First Name:	Kaiser
Last Name:	Immobilien
Company Name:	Kaiser Immobilien d.o.o.
Service Type:	Selling and renting
Website:	https://kaiser-immobilien.hr/
Country:	Croatia
Region:	Primorsko-goranska županija
City:	Opatija
ZIP code:	51410
Address:	Maršala Tita 97
Mobile:	00385992140008
Phone:	0038551823491
About us:	<p>The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.</p>

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Istra - Grožnjan, spektakularna dizajnerska vila u idiličnoj istarskoj kulisi
Property for:	Sale
House type:	detached
Property area:	682 m ²
Lot Size:	2169 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	2,500,000.00 €
Updated:	Nov 20, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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



Additional information

Energy efficiency:	A+
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Description

Description: Kaiser Immobilien presents a beautiful designer villa built in 2024, located in the peaceful northwestern Istrian landscape. The villa offers a perfect retreat with a view of nature near Grožnjan and Oprtlje - two magical towns on hills with a rich cultural scene and fairy-tale charm. This luxury villa, signed by the renowned architects of the Italian studio Calligaris and the project team Studio 92, offers contemporary luxury and comfort on 2169 m² of spacious land with the possibility of additional construction of a smaller building or garage. The main characteristics

of the villa: Total area: 682 m2 (300 m2 of interior space + 222 m2 of covered terraces + 160 m2 of uncovered terraces) Exterior: Spacious terrace, sunbathing area and swimming pool (61 m2), ideal for enjoying sunny days and evening relaxation Interior: Spacious entrance hall with wardrobe, toilet, laundry room, technical room, storage, and spacious open space living room with kitchen and dining room Living room: High-quality furniture, audio-visual equipment, ambient fireplace with color change, which provides warmth on colder days Kitchen : Furnished with premium brands such as Neff, Rosenthal, and Bosch Layout and design of the bedrooms: On the first floor there are three spacious bedrooms, each with a private bathroom equipped with underfloor heating and premium materials. Each room offers access to a private terrace with an enchanting view of the Istrian nature. The rooms are equipped with the Hespo 5* program, and all ceramic elements are from the Italian brand Florim Bologna. Top equipment and design: Lighting: Guzzini, Artemide, Ticino Bathrooms: Philippe Starck locks, Hans Grohe, Axor equipment Furniture: Calligaris Italy, B&B Italy, Kartell Italy, Dondi Salotti Kitchen: Global, Rosenthal, Liebherr, Bosch, Mono A, Napoleon Living room: Deco fireplaces Maribor, Mitsubishi air conditioning for heating and cooling Location: The villa is located near Grožnjan, the cultural and artistic center of Istria, and picturesque Oprtlje, with its many charming streets and idyllic landscape. All facilities for enjoying the Istrian way of life are available just a few minutes' drive away in a natural environment. Every detail has been carefully chosen to create a sophisticated and exclusive ambience that perfectly complements the luxurious environment and aesthetics of the space. The villa represents a perfect combination of exceptional style and comfort. This luxury property offers a unique opportunity to enjoy top design and peaceful nature in one of the most desirable regions of Istria. Distance of the property from EU cities: Trieste 49 km Ljubljana 125 km Munich 544 km Vienna/Wien 506 km Budapest 572 km Distance of the property from airports: Pula Airport 80 km Trieste Airport 90 km Contact us at +385 915404646 for more information and to schedule a tour . Kaiser Immobilien – Your partner for luxury real estate in Istria. ID CODE: 120-054

Additional contact info

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