



ID :	00117
Location :	Grožnjan
Building size :	300 m2
Lot size :	2170 m2
Distance from center :	5000 m
Distance from sea :	22000 m
Number of floors :	1
Number of bedrooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2024
Energy class :	A+
Condition :	New construction

Price : 1.670.000 €

For sale is an exclusive villa in Istria, located near the picturesque towns of Grožnjan and Opatlj, on a peaceful and idyllic location. The villa offers 300 m² of interior space, with a carefully designed interior by the renowned design house Calligaris from Italy.

On a plot of 2,170 m², there is a covered area of 222 m² with an outdoor kitchen and dining area, as well as an uncovered terrace and sunbathing area of 160 m², alongside a spacious pool covering 61 m². The property includes parking for 4 vehicles.

The villa is equipped with high-quality materials and world-renowned brands such as Florim Bologna for wall tiles, Hans Grohe and Axor for bathroom fixtures, and Nef and Liebherr for kitchen appliances. Furniture and lighting come from esteemed manufacturers like Calligaris, B&B Italy, and Kartell.

Just a few minutes' drive from the property, you will find some of the finest Istrian taverns and wineries. The Slovenian border is just a ten-minute drive away, while the Italian border is only 35 km from the property.

For more information, please contact us directly.