



ID :	00190
Location :	Grožnjan
Building size :	262 m2
Lot size :	1800 m2
Distance from center :	3000 m
Distance from sea :	17000 m
Number of floors :	2
Number of rooms :	4
Number of bathrooms :	4
Parking :	Yes
Elevator :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2025
Energy class :	Not specified
Condition :	Under construction

Price : 750.000 €

A modern new-build house for sale, located in the immediate vicinity of Grožnjan, in a quiet area with complete privacy. The villa offers 262 m² of living space on a plot of about 1,800 m². It consists of a ground floor and first floor. The ground floor includes a living room with kitchen and dining area, a master bedroom with en-suite bathroom, a guest toilet and a sauna with direct access to the terrace and the pool.

On the first floor, there are three bedrooms, each with its own bathroom and wardrobe. The outdoor swimming pool measuring 10 x 5 metres is positioned on the southern side of the property, next to paved outdoor areas. Aluminium joinery, underfloor heating via a heat pump and air-conditioning units in all rooms are installed. The property has a private driveway and several parking spaces, and the entire plot is enclosed and ready for landscaping.

The property is in the final stage of construction, with the possibility of agreeing on the finishing works and material selection. Documentation is complete, with clear title.