

## ISTRIA ADRIA

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|                               |                     |
|-------------------------------|---------------------|
| <b>Code :</b>                 | 10896               |
| <b>Location :</b>             | Gračičće            |
| <b>Building size :</b>        | 170 m <sup>2</sup>  |
| <b>Lot size :</b>             | 1000 m <sup>2</sup> |
| <b>Garden size :</b>          | 0.00 m <sup>2</sup> |
| <b>Number of floors :</b>     | 2                   |
| <b>Number of bedrooms :</b>   | 3                   |
| <b>Number of rooms :</b>      | 3                   |
| <b>Number of bathrooms :</b>  | 3                   |
| <b>Parking :</b>              | Yes                 |
| <b>Energy efficiency :</b>    | Not specified       |
| <b>Year of construction :</b> | 2025                |

**Price :** 875.500 €

In a peaceful and green area of Istria, near Gračičće, a completely new villa built in Mediterranean style is for sale, perfectly blending modern luxury with authentic Istrian charm. Situated on a spacious plot, this elegant two-story property offers complete tranquility, privacy, and a pleasant atmosphere—ideal for family vacations, permanent residence, or as an investment for tourist rentals.

The villa consists of three spacious bedrooms, each with its own bathroom, a large living room with a fireplace that adds warmth and character to the space, a modern kitchen equipped with a dining area, and access to a covered terrace overlooking the landscaped garden and pool. The well-maintained yard also includes parking, and there is ample space for additional landscaping according to the future owner's preferences.

For more information, please