

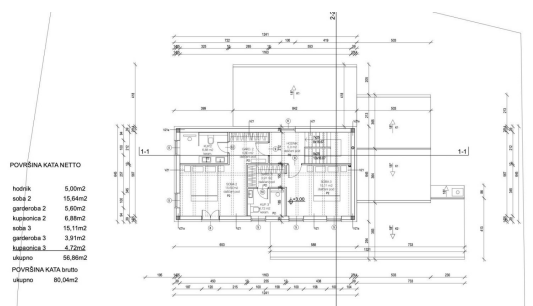
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12299
Location :	Gračičće
Building size :	170 m ²
Lot size :	2105 m ²
Garden size :	0.00 m ²
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified

Price : 880.000 €

Info 00385 98 592122 Roberta

For sale a beautiful Mediterranean-style villa with a building plot of 1,100m² near GRAČIŠĆ.

This impressive two-storey property combines modern luxury with traditional charm, offering an ideal retreat for those seeking peace and privacy.

The villa offers: 3 bedrooms, each with its own bathroom, a spacious living room with a fireplace for a cozy atmosphere, a covered terrace, a swimming pool, a sunbathing area and a spacious plot and parking.

The villa is completely fenced.

In addition, a building plot of 1,100m²:

According to the project, the construction of a modern Mediterranean villa of 129m²

+38m² of a covered terrace+8m² of a covered entrance on a plot of 1,100m².

DESIGN

The house is a combination of modern architecture with traditional Mediterranean style

using natural materials such as stone, wood...

Simple lines connect the outdoor space with the greenery that surrounds it.

All spaces are beautifully glazed and sunny with a view of the pool.

Large glass walls and a covered terrace are an extension of the living room

and create a space for socializing and enjoyment.

Perfectly located in a quiet part of Istria, it offers the new owner the opportunity to enjoy an idyllic family life or as an investment in luxury tourism or as a combination of both.

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The proximity of all amenities needed for everyday life and tourist attractions (cultural, gastronomic, sports...) make this property an ideal investment.

The distance from the sea is approximately 25km.