

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12464
Location :	Gračičće
Building size :	2105 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 880.000 €

Building land for sale with a surface area of

1,105m² with a beautiful villa on a plot of 1,000m², near GRAČIŠĆA.

According to the project, the construction of a modern Mediterranean villa with a surface area of

129m²
+38m² covered terrace+8m² covered entrance on a plot of 1,100m² is planned.

DESIGN combination of modern architecture with traditional Mediterranean style
using natural materials such as stone, wood..
Simple linesWHICH 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 enjoying.

In addition, a beautiful Mediterranean villa with a swimming pool on a plot of 1,000m²

This impressive two-story property combines contemporary luxury with traditional charm, offering an ideal haven 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.

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



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or as a combination of both.

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

Distance from the sea approx. 25km.