

ISTRIA ADRIA

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Code :	14320
Location :	Bale
Building size :	148.56 m2
Lot size :	105 m2
Garden size :	0.00 m2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 893.750 €

For sale: a modern villa, part of an exclusive project. Located in the center of Bale, 5 km from the sea and 15-20 minutes from Rovinj and Pula. A blend of top-notch Istrian architecture, Corten details, and contemporary design. The house has its own entrance, two floors, and a landscaped yard with a pool.

Ground Floor

- Open space living room + dining area + kitchen
- Technical room, WC, wardrobe, storage
- Large aluminum sliding door leading to the yard
- Summer kitchen with a covered terrace
- Sunbathing area + pool with salt electrolysis (chlorine-free)

First Floor

- 2 spacious bedrooms, each with a wardrobe and bathroom
- 1 smaller room: option for a bedroom or sauna with shower

Equipment

- WICONA aluminum joinery
- BAUMIT facade 10 cm
- Underfloor heating (Daikin) + air conditioning in all rooms
- Hayward pool equipment
- Preparation for solar power plant
- Velux roof windows with integrated blinds
- Ambient lighting, room height 280 cm
- Italian ceramics (ground floor), oak parquet (first floor)
- Sanitary ware: Catalano, Hans Grohe, TECE
- Video surveillance, alarm, video intercom

For additional information, please