

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	15891
Location :	Oprtalj
Building size :	315 m2
Lot size :	4000 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 1.200.000 €

ISTRIAN VILLA WITH POOL AND 4,000 m² OF LAND – OPRTALJ

In a peaceful and authentic Istrian setting, in the village of Oprtalj, a complete renovation of the existing house with a gross area of approximately 280 m² is planned, transforming the property into a representative Istrian villa with a private pool.

The house spans two floors, and the large area allows for the design of a spacious living area, multiple bedrooms and bathrooms, as well as additional amenities according to the final project.

A special value of the property is the large land area of as much as 4,000 m². Approximately 2,000 m² is located in the construction zone, while the remaining 2,000 m² is classified as agricultural land.

As part of the renovation, the construction of a private pool, landscaping of a large yard, terraces, and outdoor relaxation and socializing areas are planned.

The large plot provides a high degree of privacy and numerous possibilities for landscaping according to personal preferences. After renovation, the property will represent an attractive blend of traditional Istrian ambiance and modern living.

An excellent choice for a private holiday villa, year-round residence, or exclusive tourist rental.

Note: The villa can be purchased in its current state for 499,000 euros.

For more information and viewings, please