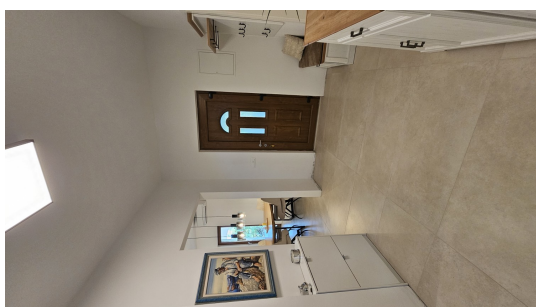


ISTRIA ADRIA
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Code :	16204
Location :	Sveti Petar u Šumi
Building size :	310 m ²
Lot size :	2273 m ²
Garden size :	0.00 m ²
Number of bedrooms :	3
Number of rooms :	7
Number of bathrooms :	3
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified

Price : 612.000 €

ISTRIA, SVETI PETAR U ŠUMI

A beautiful, fully equipped house with a swimming pool on a spacious plot

The house is built in a modern and elegant style, featuring pitched roofs at varying levels, large open-plan areas, and a stunning interior design.

The 2,273 m² plot is entirely enclosed by a dry-stone wall, which lends a unique charm to the property. Large, mature oak trees surround the estate.

The total area of

the house is 310 m², with 280 m² of net living space (excluding terraces), distributed across a basement, ground floor, and upper floor.

The ground floor comprises an entrance hall, a spacious open-plan living room with a wood-burning fireplace (currently being clad in decorative stone), and a kitchen and dining area with access to a terrace. Also on this level are two bedrooms—one with access to a covered balcony—a bathroom, and an additional storage room.

A staircase leads down from the ground floor to the basement, which houses a utility room with a heat pump (Daikin), a storage area, a space intended for a wellness area, sauna, or home office, and an additional multi-purpose room—featuring a large glass wall—that could be set up as a playroom, a traditional tavern (*konoba*), or a relaxation zone.

The upper floor contains two bedrooms: one is a master suite

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with an en-suite bathroom and terrace access, while the second bedroom has a separate bathroom located on the same floor. The staircase is currently nearing completion, with ceramic tile installation underway. Underfloor heating, powered by a heat pump, has been installed throughout the property, while five Mitsubishi air conditioning units provide cooling. The interior joinery, flooring, and furnishings are of premium quality; the owners have paid meticulous attention to every detail, which is evident throughout the property.

The spacious grounds are dominated by a 12 x 5-meter swimming pool, finished in glass mosaic and featuring a built-in massage bench. It is surrounded by a generous 170 m² pool deck, paved with non-slip ceramic tiles. Adjacent to the pool is a covered terrace—an ideal space for a future summer kitchen and social gatherings.

The property also offers ample parking space.

Landscaping of the surrounding grounds is currently in its final stages.

This is a rare opportunity to purchase a fully equipped home, designed with both elegance and functionality in mind. It features a swimming pool and is set on a beautiful, expansive estate. Surrounded by greenery and located near vineyards and private residences, the property remains in a peaceful, secluded setting, well-hidden from view.

It is perfectly suited for an idyllic family life, luxury tourism, or a combination of both.

Situated in the very heart of Istria with excellent transport links, this location offers the perfect blend of privacy, nature, and modern comfort.

Located on a hilly plateau in the very heart of Istria, Sveti Petar u Šumi offers proximity to a wide range of amenities—including gastronomic, sports, and tourist facilities—as well as easy access to various Istrian towns (Žminj is 7-8 minutes away, Pazin 15 minutes, and Pula about 30 minutes). Its closeness to the sea and the airport makes this property an ideal investment.