

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	04264
<b>Location :</b>	Grožnjan
<b>Building size :</b>	300 m <sup>2</sup>
<b>Lot size :</b>	2169 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2024

**Price :** 1.670.000 €

Grožnjan, stunning luxury designer Villa

In the heart of central Istria, there is this modern, carefully designed Villa with modern furniture and state-of-the-art amenities.

It is located not far from the picturesque towns of Grožnjan and Buje, and only ten kilometers from the sea.

Every corner of this villa radiates sophistication and style.

The interior of the Villa covers 300 square meters, and consists of a ground floor and an upper floor.

On the ground floor, you will be greeted by an attractive and tastefully decorated living room for relaxation with furniture and audio-visual equipment and an electric fireplace that changes colors and heats, followed by a fully equipped kitchen with an island and a dining room.

All rooms are air-conditioned, and the Villa also has underfloor heating.

Three spacious bedrooms, each with its own bathroom, provide maximum privacy and comfort.

Large glass walls allow plenty of natural light and offer an enchanting view of the green landscape surrounding the Villa.

On the impressive 2170 square meter garden, you will find

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facilities for all ages.

The spacious terrace with comfortable deck chairs is perfect for sunbathing and relaxing, and the 61 square meter saltwater pool provides refreshment on hot summer days.

Located in an excellent location, surrounded by green hills and vineyards, this luxurious Villa offers a feeling of complete isolation and privacy, yet close to all important amenities and attractions of magical Istria.