ISTRIA ADRIA
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Code :	09740
Location :	Gračišće
Building size :	303 m2
Lot size :	5168 m2
Garden size :	0.00 m2
Number of bedrooms :	7
Number of rooms :	12
Number of bathrooms :	3
Number of toilets :	1
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 717.000 €

This beautiful station is for sale, surrounded by forest and vineyards with a view of Gračišće and Učka.
The configuration of the terrain does not allow any construction on the neighboring terrains, which allows complete privacy and peace.
The entire property of 5,200 m2 is fenced with a panel wire fence, making it ideal for keeping pets.

The house consists of a basement with a net area of

99 m2, which is basically an apartment with 3 bedrooms and one bathroom - fully furnished and ready to move in with a separate entrance and terrace.
The ground floor includes a kitchen, dining room and an open living room lit by glass walls, 3 bedrooms, a laundry room, a storage room, a bathroom, a toilet and a spacious terrace with a panoramic view.
On the first floor there is one bedroom, a bathroom and a beautifully lit study.
As part of the price, the owners let the buyer choose the type of fence for the interior staircase (glass, wood, metal) that the owners will complete.
All rooms on the ground floor and upstairs are air-conditioned (7 indoor and 3 outdoor Mitsubishi inverter units), while the basement has one air conditioner.
On the ground floor and on the first floor there is a complete installation for solar heating and hot water, it is only necessary to install solar panels.
The carpentry is PVC with three-layer glass (in the basement there are windows with shutters, and the rest are blinds).
The electricity is 3-phase and the 2nd phase of the electricity was installed in the entire house (external lighting was installed, and indoor lighting on the ground floor and first floor was installed in

the bathrooms, toilets and corridors).
All bathrooms are equipped with Catalano sanitary ware and quality showers and faucets (bathrooms on the ground and first floor have electric underfloor heating)
The house has a facade of 10 cm, and the insulation on the roof is 14 cm.
The house is completely new, the basement is fully equipped, and the ground floor is the ground floor and the first floor, with a total net area of

204 m2, it only needs to be furnished with furniture and lighting.
On the garden there are 2 polycarbonate greenhouses, a garden, several olive, fig, plum and apple trees, which enables the unhindered cultivation of one's own food.
The water source is 200 m from the house.
The area of

360 m2 (parking lot) in front of the house is completely paved with asphalt and as such provides a spacious parking lot for the future buyer.
All terraces and sidewalks around the house are paved (approx. 100 m2).

The property was originally conceived as a home for a larger family, but with the addition of a swimming pool, it turns into an exclusive vacation villa for a larger number of people.
A combination of tourism and home is also possible, one apartment for tourism and the other for family life:
- fully equipped apartment in the basement with a terrace, separate entrance
- apartment ground floor + first floor, separate entrance
The house is surrounded by greenery, and the configuration of the terrain itself does not allow any construction on the neighboring terrains, which allows for complete privacy and peace.
Likewise, the proximity of all amenities offers all the conveniences
- kindergarten, school, shop... distance 2 min
- Istrian Y - 9 min drive
- sea Plomin 20 min, Rabac 35 min, Pula-Rovinj-Poreč 40 min

If you want to observe the starry sky undisturbed, listen to the chirping of birds, this could be the ideal place for you.