



## REAL ESTATE ISTRA

Pješčana uvala 8, ogranak br. 2, 52100 Pula

mail: [info@realestateistra.com](mailto:info@realestateistra.com)

web: [www.realestateistra.com](http://www.realestateistra.com)

info: +385 91 110 1888



<b>Code :</b>	00483
<b>Location :</b>	Novigrad
<b>Building size :</b>	258 m2
<b>Lot size :</b>	2000 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	5000 m
<b>Distance from airport :</b>	25 km
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Heating :</b>	Underfloor
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2021

Price : on request €

Welcome to a once-in-a-lifetime opportunity to own a luxurious villa designed for the most discerning tastes. This meticulously crafted residence spans 258 square meters and graces an expansive 2,000 square meter plot of land, boasting a breathtaking and uninterrupted sea view.

Featuring four bedrooms, each with its own ensuite bathroom, plus an additional guest bathroom, this villa offers a harmonious blend of space and sophistication. The spacious living room seamlessly transitions into an exclusive dining area and a state-of-the-art kitchen, creating an ideal space for entertaining guests and creating unforgettable memories.

Year-round comfort is assured with floor heating and cooling systems, while the stunning sea view provides a mesmerizing backdrop for everyday life. Step outside to discover a private swimming pool inviting you to relax and revel in the beauty of your surroundings. Additionally, the spa area awaits, promising moments of indulgence and rejuvenation.

In addition to its opulent amenities, this villa prioritizes sustainability with its own water source for the irrigation system, offer...