



## REAL ESTATE ISTRA

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<b>Code :</b>	00493
<b>Location :</b>	Gračičće
<b>Building size :</b>	170 m2
<b>Lot size :</b>	1000 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	30000 m
<b>Distance from airport :</b>	50 km
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Heating :</b>	Air conditioning
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

Price : 750.000 €

A fairytale villa with a swimming pool under construction located in the idyllic surroundings of central Istria.

Surrounded by Istrian oak forests and located on rolling hills between the well-known Istrian towns of Gračičće, Lindar, and Žminj, this exceptional property is perfect for those who yearn for peace and the beauty of nature, while still appreciating modern comfort and traditional Mediterranean style.

The villa is designed as a blend of modern architecture and traditional materials such as stone, wood, and concrete, with simple lines that harmoniously integrate with the environment. The total living space is 170 square meters, plus an additional 80 square meters of covered terraces, on a plot of about 1000 square meters.

The ground floor offers an open-plan living room with a kitchen and dining area, a separate bedroom with a private bathroom, and a guest toilet. From the living room, there is access to a spacious covered terrace which seamlessly connects to the outdoor pool, offering spectacular views of nature.

The first floor consists of two additional bedrooms, each with its own priv...