

REAL ESTATE ISTRA

Pješčana uvala 8, ogranak br. 2, 52100 Pula

mail: info@realestateistra.com

web: www.realestateistra.com

info: +385 91 110 1888



Code :	00514
Location :	Gračičće
Building size :	170 m2
Lot size :	1000 m2
Distance from center :	7000 m
Distance from sea :	30000 m
Distance from airport :	50 km
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioner :	Yes
Heating :	Air conditioning
Central heating :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 875.000 €

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 private bathroom, ensuring a high degree of privacy and comfort. The pool and the surroundings of the villa are construc...