



Code :	00297
Location :	Grožnjan
Building area :	350 m ²
Land area :	1736 m ²
Distance from the center :	5000 m
Distance from the sea :	15000 m
Orientation :	South
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Sea view :	Yes
Parking :	Yes
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2024
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **1.600.000 €**

For sale is a luxury villa in a captivating location with panoramic views of the sea and surrounding landscape, located approximately 15 minutes by car from the sea. The villa will be built on a plot of land measuring 1,736 m², surrounded by olive groves and greenery. The total area of the house will be around 350 m², distributed over three levels - basement, ground floor, and first floor.

The ground floor will feature a spacious kitchen with a dining area, a living room with access to a covered terrace and garden, one bedroom with an en-suite bathroom, a dressing room, a toilet, a laundry room, and an additional room with large glass walls, suitable for a wine cellar, gym, or other purposes. The first floor will contain three bedrooms, each with its own bathroom, as well as two large terraces in the style of Istrian baladura. The house will have plenty of glass walls allowing for an abundance of



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natural light and a sense of openness to nature and the landscape.

A lift is planned for installation in the basement. The garden will feature a pool with a sunbathing area, and pool heating will be facilitated through the preparation for the installation of necessary devices. Pool technology and water disinfection are planned to be implemented through an electrolysis system.

Heating and cooling will be provided by a heat pump, with underfloor heating and air conditioning for additional temperature control. The villa will be equipped with a satellite and IP TV system, complete decorative and main outdoor lighting, aluminum joinery, an automatic electric gate with remote control, and a video surveillance system with cameras that can be managed via smartphone.

The land will be fenced with a concrete parapet wall, along which a hedge (Photinia) will be planted, lawn seeded, and an automatic irrigation system with a timer and rain sensors installed. The house is sold unfurnished, but there is an option to arrange furnishing for an additional fee.

The property seller is a legal entity, and the stated price does not include VAT.

For more information and to arrange a viewing, please feel free to contact us.