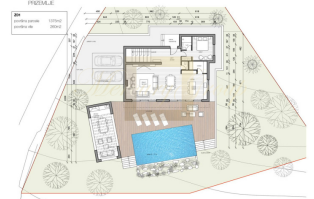
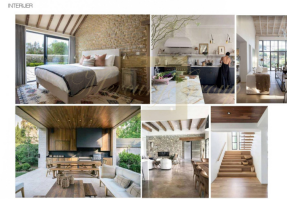




**Gračiće, Istria, a beautiful villa with a swimming pool in the heart of Istria**

*Croatia, Istria*

<b>Price:</b>	<b>€ 750 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1375 m2
<b>Area</b>	260 m2
<b>Category</b>	For sale



The house is located in central Istria, between the Istrian towns of Gračiče, Lindar and Žminj.

It is located on a hilly terrain in the middle of a tame Istrian oak forest. Distance from urban centers 20 - 25 km.

It was conceived as a combination of modern architecture and traditional Mediterranean style with simple lines, built with modern and traditional materials such as stone, wood and concrete.

The house has two floors, living area of 260 m2 on a plot of 1375 m2.

The living spaces of the house come into direct contact with the surrounding terrain through the outdoor terraces and have a beautiful open view of nature and the pool from the ground floor and first floor.

Estimated completion time is October 2024.

The design of the planned villa is an elongated rectangular floor plan with pergolas and canopies on the south side.

The villa consists of an entrance hall, a living room, a kitchen, a dining room, four bedrooms with four bathrooms, a toilet, a room and a utility room.

The ground floor consists of an open living room with a kitchen and dining room, a utility room and a toilet, and a bedroom with a bathroom.

The first floor consists of three bedrooms, each with its own bathroom.



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The ground floor has an exit to the terrace with an open view of the pool.

Space heating and drinking water preparation is provided by a central system using a system consisting of a heat pump and solar collectors. Energy is electricity. The building will have a wood-burning fireplace with an open hearth in the living room to achieve the desired ambient impression. Floor heating is provided in all bathrooms.

The pool area is 50 m<sup>2</sup>. The edge of the pool is paved with stone, and the inside of the pool is paved with mosaic tiles. The sun deck around the pool is covered with stone.

For additional information, please feel free to contact

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