



**Istria, Gačišće, autochthonous beautiful villa with swimming pool in complete nature**

*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>	3
<b>Number of rooms</b>	3
<b>Land area</b>	1000 m2
<b>Area</b>	180 m2
<b>Category</b>	For sale



The house is located in central Istria, between the Istrian towns of Gračišće, Lindar and Žminj. It is located on a hilly terrain in the middle of a gentle 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 180m2 on a plot of 1000m2. 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.

The villa consists of an entrance area, a living room, a kitchen, a dining room, three bedrooms with three 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 ground floor has access to a terrace with an open view of the pool.

The first floor consists of two bedrooms, each with its own bathroom. The floors are parquet.

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 m2. The edge of the pool is paved with stone, and the inside of the pool is paved with



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mosaic tiles. The sun deck around the pool is covered with stone.

For other information, feel free to contact.

Planned completion of construction in 2024.

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