



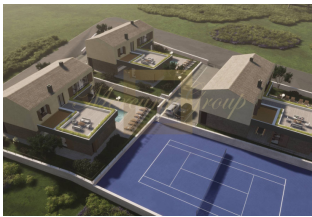
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**Istria, Gračišće, NEWLY BUILT,
exclusive villa 390 m2 with 2
swimming pools and tennis court**

Croatia, Istria

Price:	€ 1 600 000
Object type	House
Market	New building
Year built	2023
Bedrooms	3
Number of rooms	3
Land area	1631 m2
Area	390 m2
Category	For sale



Istria, Gračišće - an exclusive, luxurious villa with an area of 390 m³ on a plot of land of 1631 m² with a tennis court, indoor and outdoor swimming pool is for sale and will be built according to the highest standards. It is located in the interior of Istria, in the quiet town of Batulj, not far from the town of Žminj. The villa was designed to represent a combination of traditional and modern architecture, its idyllic landscape and peace and 312 square meters of meticulously arranged interior is all that is needed for a superb vacation and complete privacy. The villa will be fully furnished with quality and luxurious furniture. There are three identical villas in the project, the only difference is that this particular one includes a tennis court. All three villas are designed as holiday villas for larger families or groups of friends. On the ground floor, a spacious living room has been designed, which has a direct connection to the dining room and a high-quality kitchen with a large bar, so that a larger group of people can enjoy a perfect vacation. In a separate part, there is a wellness area with an indoor pool and a sauna. Upstairs there is another large terrace, three bedrooms with their own bathrooms, a luxurious home theater and a superbly equipped gym with a bathroom oriented towards the sun deck on the ground floor. Here, the emphasis is on relaxing and socializing outdoors, so the outdoor pool with sunbeds is particularly prominent. Between the living room and the kitchen there is a recessed and covered terrace, and on the north side a terrace with a barbecue covered by a wooden pergola. Both terraces are in direct connection with the sunbathing area, wellness and living room.

For heating and cooling purposes, ceiling air conditioning units, air/air heat pumps will be installed.

Completion of construction and moving in is planned for the spring of 2024. Other information on request.

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