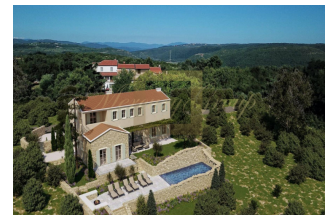




Nova Vas area, villa 270 m2, land 1009 m2, swimming pool, sea view

Croatia, Istria

Price:	€ 1 500 000
Object type	House
Market	New building
Year built	2024
Bedrooms	4
Number of rooms	4
Land area	1009 m2
Area	270 m2
Category	For sale



This beautiful future villa is located in a quiet and secluded hilly area of Nova Vasa, Gornji Srbana to be exact. The location is like a fairy tale, with a view of the glades of Brtonigle on one side, and a monumental view of the mouth of the Mirna River and the sea on the other. In short, a priceless view.

The location itself is well connected by traffic, thanks to the proximity of the highway, there is fast communication to larger centers such as Trieste, Pula, Rijeka, Zagreb, etc. The nearest Novigrad beaches are 4.5 km away.

The project includes a complete reconstruction of an indigenous Istrian house, but with modern architectural solutions to meet the parameters of the spatial plan and the needs of modern living. The house is surrounded by greenery, and on the property there are 100-year-old oak and mulberry trees, as well as other Mediterranean plants such as olives, rosehips, figs, etc.

The house covers 270 square meters and is located on a plot of 1010 square meters. With four bedrooms - each with its own bathroom, a large open space for the kitchen and dining room, a very spacious living room and two upstairs galleries, the most impressive corner of the house is the indoor wellness with an outdoor living room. But the real gems are outside - everyone's favorite summer kitchen, two terraces, a sun deck and a completely unique swimming pool. The pool was built on the foundations of the ruins of an old stone house, which makes it seem like it is part of nature, completely immersed in the environment.

An excellent opportunity for investment, the house is sold on a turnkey basis, and the completion date is one year after the signing of the contract. Finishing materials are at the customer's request.

The price includes VAT, so the buyer does not pay real estate sales tax.



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