



**Grožnjan, luxury villa with a beautiful view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 400 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2017
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	2441 m2
<b>Area</b>	200 m2
<b>Category</b>	For sale



We offer this special villa with an exceptionally beautiful panoramic view of the Istrian landscape in the vicinity of Grožnjan. It is located 14 km from Motovun, 20 km from the sea (Novigrad), 94 km from Trieste airport, 215 km from Venice, 238 km from Zagreb.

It consists of a main building of 150 m2 and a tavern of 50 m2.

In the tavern there is a place for socializing with a fireplace that heats the whole tavern, it is fully equipped: kitchen, television, bathroom with shower and a bedroom with a double bed. Covered terrace with garden furniture for al fresco dining.

Main house:

Ground floor:

- entering the open space with large glass walls through which the view of the surrounding nature extends and the exit to the terrace with seating;
- a fully equipped kitchen with an island made of oak wood that has been treated with a natural coating: wax;
- dining table;
- the best quality wood-burning fireplace heats the room with warm air;
- below are two bedrooms, a bathroom with a shower, a toilet, a laundry room and a storage room.

The first floor is led by stone stairs that were made by local craftsmen from local stone in the processing of the



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so-called waterfall - invisible connection.

First Floor:

- master bedroom with an open space bathroom that has both a shower and a lying bathtub.
- walk-in wardrobe

Every room in the house can have a television, and a UTP cable for the Internet has been installed. Sockets are located on every wall.

Natural materials were used: wood, stone. Ceramics are Italian of top quality and designer signature. The glass is three-layered.

The house is sold furnished. All furniture is included except for personal items of sentimental value - and even two high-value hand-cut crystal chandeliers from a Las Vegas store where Michael Jackson shopped.

The yard is fully landscaped, with a seasonal pool heated by water from solar collectors, landscaped lawns with ornamental plants and old olive trees. Two private parking lots are covered and there is room for two more cars. The design of the villa fits perfectly and blends in with the surroundings.

Premium materials were used for the construction and special attention was paid to the quality of the construction because the house was built for the owners.

The property is perfect as a holiday home to pamper yourself and your family or as a rental investment.

Perfect for escaping the city, yet everything is so close.

If you want peace and privacy, this is the right property for you.

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