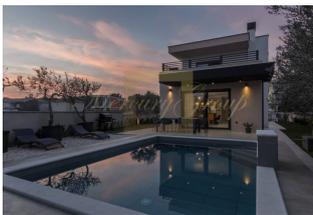




**Premantura, beautiful modern villa
 218 m2, in a great location with a
 view of the sea**

Croatia, Istria

Price:	€ 820 000
Object type	House
Market	New building
Year built	2022
Bedrooms	3
Number of rooms	3
Land area	499 m2
Area	218 m2
Category	For sale



Premantura is a picturesque place located in the very south of Istria. It can boast of beautiful natural landscapes and crystal clear sea, but also this superbly equipped villa with a swimming pool with a total living area of 218 m2.

The villa has two floors, the lower of which has a large open space with a dining room, a living room and a custom-made kitchen with luxurious Electrolux appliances. Designer furniture has also been placed throughout the villa, which radiates elegance and elevates the space with the most luxurious appearance. Beautiful stone stairs lead to the first floor, where there are bedrooms with separate bathrooms and a balcony. One room has the possibility of a jacuzzi as well as a handmade star ceiling with led lights that enchant you when you lie in a spacious custom-made bed.

The facility is equipped with a high-quality video surveillance and alarm security system, Smart home system technology that raises the villa to another level. All installation for solar panels is also in place should the new owner wish to install them. All rooms have underfloor heating with Vaillant heat pumps, and each room has its own temperature regulator as well as air conditioning with new ultra-strong Mitsubishi devices.

On a large and fully equipped garden of 500 m2, there is a swimming pool measuring 6x4 m2 with a beautiful waterfall and preparation for heating by means of a heat pump. The auxiliary building is also in the garden and



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it has an additional toilet, storage room, engine room, garden furniture, solar shower and professional barbecue. Automatic irrigation maintains orderly horticulture and perennial olive trees, which are an indispensable part of Istrian culture.

Inside the property there is space for three parking spaces with a Tesla charger secured by a remote-controlled protective fence.

This new, modern villa is an ideal property for active tourism or as a family home. See for yourself the beauty of this villa and contact us to arrange a tour or more information about the villa itself.

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