



**Surroundings of Barban, beautiful villa with swimming pool, view of the sea and Cres**

*Croatia, Istria*

<b>Price:</b>	<b>€ 550 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2020
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	600 m2
<b>Area</b>	160 m2
<b>Category</b>	For sale



This beautiful holiday villa with a swimming pool, which is completely surrounded by greenery, is located in a small village in a perfect location that offers complete peace and seclusion. The house consists of two floors, ground floor and first floor. On the ground floor of the building there is an excellently designed open space with a kitchen, dining room and spacious living room. There is also a laundry room with storage and a toilet on the ground floor. The living room leads to the summer kitchen with barbecue, and a large garden with a 30m2 swimming pool and a designated area for sunbathing.

Internal stairs lead to the first floor of the building, where there are three bedrooms, each with its own bathroom. Two bedrooms share a common terrace of 13 m2 with a wonderful view of nature and the sea, as well as the island of Cres in the distance. Within the fenced yard there is an engine room with a storage area of 20m2, and a parking lot for two tin pets. If the new owner wants to enlarge his garden, there is the possibility of buying an adjacent plot. Each room is equipped with a separate air conditioner. In the spacious living room there is a fireplace that lifts the room and provides an additional element of luxury. The exterior joinery is entirely PVC with automatic lifters of aluminum blinds. There are high-quality Italian ceramics on the floors, while laminates are installed in the bedrooms for the atmosphere and warmth of the space. The house is equipped with an alarm system and a system for automatic lawn irrigation.

The house is located on elevated ground with a view of the sea and the island of Cres on one side, while on the other side there is a view of Bale.

Emphasis on microlocation, top destination, villas in the district, close to the beach, highly sought-after location, view of the sea and Cres, Brijuni National Park, close to the airport, close to the highway. Svetvinčenat is 7 km away, Barban 7 km, while Pula is only 30 km away.



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