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**Istria, Peroj - luxury villa "B", 200 m2,  
with sea view, 450 m from the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 790 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	600 m2
<b>Area</b>	200 m2
<b>Category</b>	For sale



For sale is a luxury villa project in a quieter location in Peroj, just 450 m from the first beaches and the sea. The indicated villa, marked B, has an area of 200 m2 and is located on a plot of 600 m2. Ground floor plus first floor. The ground floor consists of: entrance hall, pantry, spacious open space living room with kitchen and dining room, bathroom, bedroom and covered terrace of 21.57 m2. On the first floor there is an entrance hall, three bedrooms and two bathrooms and a common terrace of 21.60 m2. There is also a swimming pool of 32 m2 (8 m x 4 m) on the plot. The heating is regulated by a heat pump (underfloor heating). Air-conditioned also with Mitsubishi inverter air conditioners. ALU carpentry with six chambers, three-layer glass. External insulation is styrofoam. The facade will be beige and covered with travertine stone. The villa is designed to be built to a high roh bau level. This is to enable future owners to design their own interior according to personal preferences. I am at your disposal for more information.

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