



Istria, near Pula newly built top class Villa with pool only 460 m to the sea

Croatia, Istria

Price:	€ 1 350 000
Object type	House
Market	New building
Year built	2020
Bedrooms	4
Number of rooms	4
Land area	1113 m2
Area	297 m2
Category	For sale



In the southernmost part of Istria, only 460 m from the sea, a luxury villa with a swimming pool is for sale.

High quality new construction. Only top quality materials used. Built according to the latest trends in construction.

This exclusive villa is divided into two floors - ground floor and first floor. There are almost no partition walls on the ground floor (except for the bedroom). From the open space of the living room with kitchen, the view of the pool extends through glass walls 3.40 m high, double-glazed and with gas. The interior is without walls, so the house seems to be floating in the air.

The first floor is reached by stairs that come out of the wall and they also seem to float in the air. There are 8 bars with reinforcement in each step. Upstairs are 3 bedrooms each with a private bathroom with walk-in shower enclosures with Optishower glass walls (do not retain scale for easier cleaning). Each room has glass walls through which they have a sea view.

The roof is flat, with 20-28 cm XPS insulation. It can be walked on. It has Hoffmann foil + gravel.

The foundations are a 55 cm slab with reinforcement. Water drainage are canals. Rainwater pipes are hidden in the facade and lead to a 4.5 m deep absorption well that absorbs rainwater - the terrain cannot be soaked. This well is also used to empty the pool.

The facade has 15 cm of insulation, graphite styrofoam, Rofix shp silicone facade, the best.

The pool is top. Heated pool with 4 solar on the roof. Is thermally insulated with 10 cm XPS. Double hydro and thermal insulation. The mosaic is in a turquoise color. With epoxy grout. The concrete is waterproof with



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hand-woven reinforcement. Around the edge of the pool are special mosaic tiles that fill with sunlight during the day and then glow in the evening.

The whole house has underfloor heating, air conditioning and a fireplace. The house was built according to Eurocode. The carpentry is aluminum. It has video surveillance, intercom, alarm - all on mobile apps.

A new yacht marina is being built 500 meters away.

Pula with its Roman amphitheater is only 10 km away.

Cape Kamenjak Nature Park is 17 km away.

Pula Airport 13 km.

The house is now a high rohbau. Plan: it will be finished in March 2021.

We will be glad to give you more Info of this extraordinary villa.

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