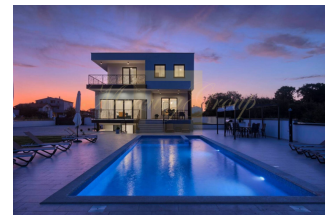
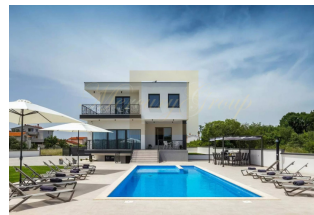
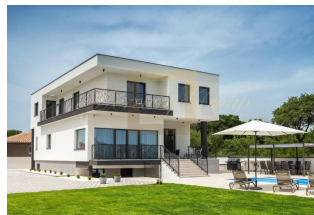




Štinjan, luxury villa with pool and spacious garden

Croatia, Istria

Price:	€ 1 560 000
Object type	House
Market	New building
Year built	2019
Bedrooms	5
Number of rooms	5
Land area	1758 m ²
Area	570 m ²
Category	For sale



This beautiful high-quality, modern, self-sustainable house with a pool of gross area of 570 m² and a garden of 1758 m² is located right in Štinjan. The house consists of three floors. The first floor is a basement that is located along the entire surface of the house and leaves the future owner with the opportunity to use the same part of the house for a tavern, gym, wellness, playroom, etc. On the ground floor, which is 190 m², there is a large, bright living room with access to the terrace and the house's garden, a custom-made kitchen equipped with high-quality appliances that enable quality and economical use, a spacious dining area, a spacious bedroom and bathroom. On the first floor, there are four bright and spacious bedrooms, each of which is equipped with a separate bathroom, television, sliding wardrobe, and air conditioning unit, and each room has access to a comfortable shared terrace.

In the beautiful, green garden there is a 64 m² swimming pool, a large sunbathing area with an outdoor shower, and a hand-made stone fireplace next to which there is a spacious covered area for dining and enjoying the wonderful surroundings.

The villa has a fresh water supply, which is purified through multiple filters and stored in large boilers and used for the garden and household. In addition to its own water supply, there are solar panels on the Villa's flat roof. These two facts give the real estate, in addition to its modern design, spaciousness and quality, a self-sustaining, economical and ecologically green side.

In addition to the mentioned Villa, not only is a luxurious, self-sustainable property ready to move in for sale, but also its location, which is located in a peaceful environment, yet close to the sea and all the accompanying facilities for life, which allows the future buyer to enjoy it in the sense of a family of life, as well as engaging in the catering activity of renting and quick return of invested funds.

All other information is on request.



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