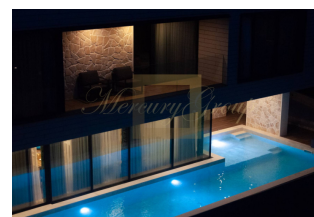




**Istria, Funtana, modern villa only 500 meters from the sea**

*Croatia, Istria*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 1 700 000</b> |
| <b>Object type</b>     | House              |
| <b>Market</b>          | New building       |
| <b>Year built</b>      | 2023               |
| <b>Bedrooms</b>        | 4                  |
| <b>Number of rooms</b> | 4                  |
| <b>Land area</b>       | 750 m2             |
| <b>Area</b>            | 330 m2             |
| <b>Category</b>        | For sale           |



Istria, Funtana, modern villa with swimming pool and roof terrace in the center of town, 5 minutes from the sea.

Funtana is a small place only 10 minutes from Poreč, 30 minutes from Rovinj and 45 minutes from Pula airport, where this magnificent villa is located.

The villa has a modern design and a luxurious interior, equipped with high-quality materials. The ground floor consists of an open concept kitchen, a dining room and a living room from which extends a glass wall with a view of the large 50m2 swimming pool that surrounds the entire ground floor. The spa area is unavoidable: sauna and jacuzzi located in the outer part of the ground floor, equipped with their own showers.

A large outdoor kitchen with a wood/charcoal grill is another addition to the garden, which contains everything anyone needs.

The basement is intended for entertainment with a cinema hall, bar, pool table and other games.

Upstairs there are 4 bedrooms, each with its own bathroom, and one room with access to a spacious balcony and access to the roof terrace of 80 m2, an ideal place for sunbathing and enjoying the sea view.

All rooms have underfloor heating, air conditioning and solar panels for water heating.

The price includes VAT.

Standing at your disposal for further info.



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