



**Barban area, luxury villa 250 m2 with well-kept garden, swimming pool, hot tub and sauna**

*Croatia, Istria*

<b>Price:</b>	<b>€ 565 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2020
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	600 m2
<b>Area</b>	250 m2
<b>Category</b>	For sale



Near Barban, only 4 kilometers from the first landscaped beach, there is this beautiful villa with a well-kept garden full of greenery, a large swimming pool and a hot tub and sauna. The villa is spread over two floors, with a total area of 250 m2, the space is fully air-conditioned and decorated. The ground floor consists of an entrance hall, a living room consisting of a kitchen with a dining room and a living room with direct access to a spacious terrace and garden with a swimming pool. On the same floor there are three bedrooms and two bathrooms, as well as a guest toilet.

A modern internal staircase leads to the first floor, where there are three additional bedrooms, two bathrooms, a smaller wellness area with a sauna and an exercise area, and a spacious covered terrace with a jacuzzi and a view of the green landscape. The villa is equipped with a central pellet heating system and air conditioners on each floor, so you can comfortably stay in the building throughout the year. The fully fenced and landscaped yard of 600 m2 offers exceptional comfort, privacy and enough space for various activities. There is also a covered terrace with a brick fireplace and a large dining table, and the central part is occupied by a swimming pool and a sunbathing area. There are also four parking spaces on the garden for all your tin pets.

Emphasis on microlocation, top destination, villas in the district, close to the beach, highly sought after location, close to the airport, close to the highway. If you have additional questions, feel free to contact us with confidence.



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