



**Istria, Opatalj, exclusive villa with pool in a unique location, rarely offered**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 400 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2019
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1404 m2
<b>Area</b>	320 m2
<b>Category</b>	For sale



Opatalj, an exclusive luxury villa with a swimming pool in one of the most desirable locations in the heart of Istria with a beautiful open view of the sea, the Mirna valley, Motovun and Učka. A unique quiet location surrounded by nature, yet in close proximity to major cities, the airport and the sea.

The villa is spread over two floors with a total area of 320 m2 on a plot of 1404 m2. The ground floor consists of a kitchen, living room and dining room with several exits to the porch and yard. On the same floor, there are also two bedrooms with attached bathrooms and direct access to the terrace and private lawn of the villa. On the first floor, there are two more bedrooms: the master bedroom, equipped with a bathtub and shower, and a second bedroom with a shower. Both rooms have balconies. In the courtyard there is a heated swimming pool and a summer kitchen with an open fireplace with cooking elements and a table for eight people protected under the porch with a beautiful view. Beneath the pool is a spa area with a Finnish sauna.

It is sold fully furnished and equipped, only top quality materials and equipment were used during construction and decoration. Timeless architecture, modern design, harmoniously planned spaces and the relaxing environment of the outdoor garden make this villa unique and as such a superb opportunity for investment and continued successful tourist rental.

All other information on request.

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