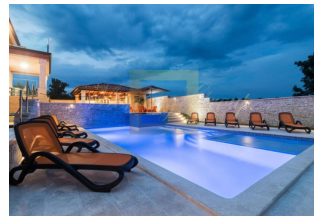
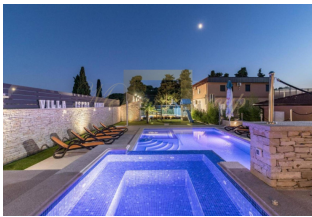




Valtura, a luxury villa with a heated pool and a large garden, a rarity on the market

Croatia, Istria

Price:	€ 1 300 000
Object type	House
Market	New building
Year built	2015
Bedrooms	7
Number of rooms	7
Land area	1636 m2
Area	400 m2
Category	For sale



Valtura, a luxury villa with a heated pool in one of the most desirable locations in the heart of southern Istria with a wonderful panoramic view of nature. A unique quiet location surrounded by nature, yet in the immediate vicinity of larger towns, Pula, the airport and the sea. The villa is spread over three floors with a total area of 400 m2 on a plot of 1634 m2. The ground floor consists of a kitchen, living room and dining room with several exits to the porch and yard. On the first floor there are three more bedrooms: the master bedroom, equipped with a bathtub and shower, and two other bedrooms with showers. All rooms have balconies and a view of nature and the abyss. On the second floor there are three more bedrooms: the master bedroom, equipped with a bathtub and shower, and two other bedrooms with showers. On the second floor, on the terrace, there is a large jacuzzi with a view. The villa has a total of five outdoor terraces with a beautiful view. In the yard there is a heated swimming pool and a highly equipped summer kitchen that contains an open fireplace with cooking elements and a table for twelve people protected under the porch and with a beautiful view of the landscaped yard. Above the pool there is a spa area with a jacuzzi. The pool is illuminated by LED lighting, so it provides a relaxing nighttime atmosphere. It is sold fully furnished and equipped, only top-quality materials and equipment were used during construction and decoration, with a great emphasis on natural stone and granite with which the entire villa is decorated. In the basement of the villa there is also a tavern that serves for ultimate relaxation and enjoyment in the colder months of the year. The entire villa is connected to floor gas heating, and a big plus is that each bedroom has its own air conditioner. The whole house has many rooms for fun and recreation with table tennis, darts, billiards, fitness room, sauna and whirlpool, also in the courtyard of the villa there is a small park for children with a swing and a slide and a large basketball court. Timeless architecture, modern design, harmoniously planned spaces and the relaxing environment of the outdoor garden and greenery 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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