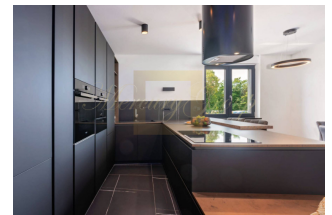




**Istria, Funtana, exclusive villa first row to the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 2 150 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	9
<b>Number of rooms</b>	9
<b>Land area</b>	671 m2
<b>Area</b>	552 m2
<b>Category</b>	For sale



Funtana - Fontane is located along the road Poreč - Vrsar - Orsera, along which numerous family houses have been built and there is almost no one that does not receive guests in the summer season. The exclusively touristic fate of this small coastal town is also revealed by numerous catering facilities concentrated in a small area, which gives this place additional charm and uniqueness during the summer months. Along the coast, there are also nicely decorated campsites, integrated into the environment, as well as a few hotels.

Right here, just a step from the sea, a unique designer villa is for sale. Given that high-quality materials were fully used in the construction, as well as furniture in the furnishing of the real estate, it provides a high standard of living. The interior is bathed in natural light that penetrates through the large glass walls that adorn each floor, and the villa is designed in three residential units with separate entrances.

The ground floor, in its 198 m2, perfectly fits the entrance hall, an open concept space that unites the living room, dining room, and kitchen with access to the garden. The floor plan of the ground floor is complemented by a guest toilet, a laundry room, and three bedrooms with bathrooms and wardrobes. Also, one of the bedrooms has access to its covered terrace, while the other provides communication with the garden where the swimming pool is located.

An internal staircase leads to the floor where there is another apartment with the same layout, which instead of exiting to the garden provides communication with terraces from which, apart from the living room, there is an unobstructed view of the sea.

In the same way, we reach the third apartment with slightly less square footage due to the slopes, but with the same layout and an enchanting view of the sea and the environment that surrounds the described villa.

In addition to the living space, the villa is surrounded by a beautiful spacious yard with parking spaces, an overflow pool, a sunbathing area, a jacuzzi, a summer kitchen, a basement, and all facilities that fully ensure a



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pleasant stay with a view of the sea even from the ground floor.

All premises are protected by an alarm system and video surveillance. The building has a heating and cooling system with air conditioning and underfloor heating along the floors.

The luxury, elegance, and beauty offered by the villa offer the possibility to make your dreams come true. Therefore, do not miss the opportunity to indulge in a hedonistic lifestyle, or use it as an investment for rental for tourist purposes.

For more information, feel free to contact us.

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