



**Istra, Smoljanci, modern newly built villa with a pool and sea view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 800 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	560 m2
<b>Area</b>	220 m2
<b>Category</b>	For sale



Istria, Smoljanci, newly built villa with a pool and sea view in the very center of the village.

Smoljanci is a small Istrian village near Svetvinčenat.

This spacious 200m2 villa is located on the last construction plot of 560m2 and spans two floors: on the ground floor, there is a fully equipped kitchen with a kitchen island, a toilet, a spacious dining area with access to the north terrace, and a living room with access to the pool located on the south side. On the villa's first floor, there are 3 bedrooms, each with its own bathroom, two of which have access to a beautiful terrace offering panoramic views of the greenery and the sea.

The modern design of the villa, characterized by a flat roof and large windows and glass walls, ensures abundant natural light and provides a stunning connection to the picturesque surroundings of central Istria.

It is equipped with underfloor heating, and heating and cooling are done through a heat pump.

The villa with a pool sized 35m2 (7x5m) also features a fireplace in the living room, alarm and video surveillance, smart home system, mosquito screens and preparation for solar panels with possibility of installation on the roof.

The installation of a summer kitchen, located on the north terrace, is in progress.

The villa is sold fully furnished.

For more information, we are at your disposal.



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