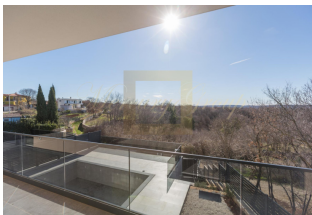




Istria, Smoljanci, a modern, newly built villa with a pool and sea view

Croatia, Istria

Price:	€ 800 000
Object type	House
Market	New building
Year built	2023
Bedrooms	3
Number of rooms	3
Land area	714 m2
Area	220 m2
Category	For sale



Istria, Smoljanci, is a newly built villa with a pool overlooking the sea in the very centre of town.

Smoljanci is a small Istrian village in the immediate vicinity of Svetvinčent.

The spacious villa of 220 m2 is located on the last building plot of 714 m2 and is spread over two floors. On the ground floor of the villa, there is an equipped kitchen with a kitchen island, a toilet, a spacious dining room with access to the northern terrace, and a living room with access to the pool located on the south side. On the first floor of the villa, there are 3 bedrooms, each with its own bathroom, two of which have access to a wonderful terrace with a panoramic view of the greenery and the sea.

The modern design of the villa, characterised by a flat roof, large windows, and glass walls, ensures an abundance of natural light and offers a stunning connection to the picturesque surroundings of central Istria.

It is equipped with underfloor heating, and the heating is done via a heat pump as well as cooling.

The villa with a pool of 35 m2 (7 x 5 m) also has an alarm and video surveillance, a smart home, mosquito nets, and preparation for photovoltaic panels with the possibility of installation on the roof.

The installation of the summer kitchen, which will be located on the northern terrace, is underway.

The villa is sold fully furnished.

For all information, necessary data, or to arrange an appointment to view the apartment, feel free to contact us.



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