



**Istria, Vabriga - A timeless villa with a beautiful view of the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 870 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2018
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1511 m2
<b>Area</b>	462 m2
<b>Category</b>	For sale



Istria, Vabriga - in the northwestern part of the Istrian peninsula, a green oasis full of landscaped green areas, olive trees, the best taverns, and wines, this beautiful NKP villa of 308 m2 is located on an impeccably arranged and maintained garden, of timeless beauty, meticulously built, and its interior leaves you breathless.

The entrance to the villa is dominated by a large entrance door, high ceilings that make it even more luxurious and bright.

The ground floor consists of a large bright living room, a kitchen area with a large dining table. The living room offers a view of the yard and the 48 m2 swimming pool. The covered outdoor terrace has its own grill for gatherings and socializing in the privacy of a green oasis.

There are two bedrooms on the ground floor, one of which has direct access to the pool. The timeless stone staircase leads to the first floor, where there are two more beautifully decorated bedrooms, each with its own bathroom and walk-in closet. Both rooms have access to their own balcony with a panoramic view of the olive groves and the sea.

The entire interior of the villa is carefully crafted from unique parts, and as such it represents a true masterpiece.

The villa is dominated by stone, which in synergy with the parquet and carefully designed interior provides a warm note to the entire space.

In the courtyard of the villa there is also an auxiliary building that serves as a storage room and a laundry room, and another garage with two parking spaces.



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The villa is heated by a heat pump and underfloor heating on the ground floor and in the upstairs bathrooms.

The distance between the villa and the nearby beaches is only 1000 m, and in the immediate vicinity there is a school, a kindergarten, a bank, as well as many excellent restaurants and wineries.

We are at your disposal for additional information about this beautiful villa.

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