



**Istria, Klarići, modern stone house  
 147m2 with pool surrounded by  
 forest**

*Croatia, Istria*

<b>Price:</b>	<b>€ 685 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	867 m2
<b>Area</b>	147 m2
<b>Category</b>	For sale



Istria, Klarići, modern L-shaped ground floor house of 147m2 on a 867m2 plot with three bedrooms, a pool and a summer kitchen.

The floor plan of the house is designed as a combination of two separate zones - the day and night areas which connect with a large terrace, yard and a 9x3 m pool.

The day area includes a modernly equipped kitchen with a pantry, an open-plan dining and living room, a small guest WC and a garderobe in the hallway.

The night area consists of a master bedroom with a private bathroom and walk-in closet and two additional rooms (which can be used as double or children's rooms), a bathroom and a utility room.

Large sliding doors in the bedrooms and living room provide openness and connectivity to the terrace, offering a view of the pool, contributing to the exceptional elegance of this house.

The villa features an outdoor kitchen on the terrace in front of the living room, equipped with a sink and a gas grill.

Additional features:

Interior design and artwork by Mirna Sišul, a Croatian academic painter and interior designer.

The villa is built by the renowned Croatian manufacturer of low-energy prefabricated houses Domus plus, with 15 cm of insulation.



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Most of the facade is covered with decorative stone by Rustik kamen, while the rest is made from high-quality materials by Sto.

Hot water supply and underfloor heating throughout the villa - Viessmann heat pump.

Cooling with 4 Mitsubishi air conditioning units.

Outdoor pool with saltwater and electrolysis technology, with preparations for a heat pump and heating.

Hydro-massage on the seating area of the pool.

Luxurious designer lighting - Vimar switches.

Handcrafted steamed walnut table.

Handcrafted oak bathroom units.

Filtered and softened water.

High-quality kitchen.

Side-by-side refrigerator with ice maker and water dispenser.

Wine fridge.

Oven + microwave + induction cooktop.

Beds and mattresses by Bernarda, hotel quality, rated 5 stars, with high-quality superlux mattresses.

Parcel walls made of stone.

For more information, we are at your disposal.

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