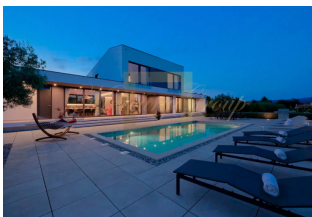




**Istria, Rakalj, modern villa with a large outdoor heated pool and a large garden**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 990 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2020
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	4009 m2
<b>Area</b>	350 m2
<b>Category</b>	For sale



We are proud to present an ultra-modern villa located on the east coast of Istria between the popular cities of Labin and Pula. This stunning modern villa with a total area of 350 m2 is located in a quiet village, on a plot of land of up to 4000 m2. It is very exclusive and stylistically balanced.

The heart of the villa lies in its open-concept living space, where the fully equipped Celine kitchen, dining room, and living room blend seamlessly. The ground floor, decorated with a large glass wall, offers a unique dining experience with a picturesque view of the pool and greenery - a perfect blend of sophistication and nature. On the ground floor, there are also 2 bedrooms, each with its bathroom and access to the swimming pool and sunbathing area, a laundry room and toilet, and a playroom that has all the necessary installations for a Wellness oasis. Ascending an elegant solid wood staircase to the first floor, we are greeted by a gallery, perfect for those looking for a quiet workspace. On this level, there are two more bedrooms, each with its bathroom, with a beautiful view of the greenery and Učka. The rooms on the first floor are interconnected by double-insulated doors. All rooms are equipped with an exclusive line of Bentley beds, while all interior and exterior joinery is made especially for this villa and is custom-made. The exterior is dominated by a 50 m2 heated swimming pool (electrolysis), and those who prefer to swim in the blue Adriatic can find the nearest beach less than a kilometer away.

This attractive villa with a swimming pool in Istria does not have a single superfluous detail - and those that are there give the house an additional refined impression. Its specialty is certainly the garden of 4000 m2, of which 1575 m2 is building land, which is currently adorned with about 60 olive trees.

Only 2 km from the villa are the beautiful pebble beaches of Luka and Kalavojna, where you can refresh yourself in the turquoise sea. Smaller supermarkets can be reached on foot from the villa. Pula is ideal for shopping tours or larger purchases: you can reach Istria's largest city after a 30-minute drive. The nearest international airport



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Pula (PUY) is 21 km away.

For additional information or viewing, feel free to contact us.

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