



**Istra, Bale, designer house 176m2
 with swimming pool**

Croatia, Istria

Price:	€ 950 000
Object type	House
Market	New building
Year built	2025
Bedrooms	2
Number of rooms	2
Land area	501 m2
Area	177 m2
Category	For sale



Bale, surroundings, the house is located on a plot of 503m2 with two bedrooms, swimming pool and Wellness. In an oasis of peace, this house holds the signature of a renowned architect who combines modern elements with the tradition and culture of the climate where the property is located, resulting in a perfect timeless design.

The property will be located on the edge of the village, surrounded by nature, and will spread over two floors, ground floor and first floor with a total square footage of 176m2.

On the ground floor, the entrance hall leads to a spacious open-concept living area with a kitchen and dining room, which will be brightly lit throughout the day due to the large glass walls that replace the classic windows, like this providing a beautiful and open view of the garden, which you will be able to directly exit from living room. On the ground floor we also find a toilet, a laundry room and a beautiful wellness area with a Finnish sauna and accompanying facilities.

A wooden staircase leads us to the first floor, where there are two rooms with private bathrooms. The rooms also have glass walls so that they can be illuminated by the sun during the day, while one room has a direct exit to the terrace and has a view of the greenery surrounding the house.

The house will be heated centrally under the floor, which is regulated by an air/water heat pump, with a thermostat in each room for its own regulation as desired, while four built-in air conditioners are responsible for cooling.

The yard follows the design of the house and will be decorated with plants characteristic of this area. In the very center of the garden there will be a 37m2 swimming pool where you can find refreshment during warm summer days.

For additional information, please feel free to contact us.



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