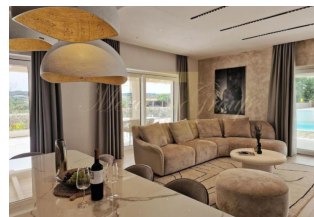




**Barban, unique detached passive house NKP 320 M2 on a large gardend**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 750 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1720 m2
<b>Area</b>	320 m2
<b>Category</b>	For sale



In Barban, in the immediate vicinity of the town center, there is this unique detached house of 320 m2, on a large, well-kept garden of 1720 m2.

The special feature of this unique house is that it meets one of the most demanding energy standards in the world, which require extremely low energy requirements and high thermal comfort of staying in the building. In Passive Houses there is no possibility of cold surfaces, moisture or stagnant air.

The house has a multisplit system with cassette air conditioners located in the suspended ceilings. A Stiebel Eltron 300L heat pump takes care of the preparation of hot water.

The ground floor consists of an entrance area, toilet, two bedrooms with bathrooms, a large comfortable living room and kitchen, exit to the covered terrace and pool, gym and sauna, all fully equipped.

On the upper floor there are two more comfortable and bright bedrooms, each with its own bathroom.

The entire space is imbued with modern and elegant notes that leave the impression of airiness of the space and is very relaxing.

In the garden of the building, next to the luxurious swimming pool, there is also an area for beach volleyball, as well as a sufficient number of parking spaces for tin pets.

From Barban to Pula, it is only a 15-minute drive by car, while Barban itself has all the necessary facilities, such as shops, post offices, and restaurants. and similar.



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