



Istria, Štinjan, modern villa with a beautiful view of the sea

Croatia, Istria

Price:	€ 968 000
Object type	House
Market	New building
Year built	2024
Bedrooms	3
Number of rooms	3
Land area	357 m2
Area	236 m2
Category	For sale



We are selling a villa of contemporary and elegant design with a wonderful view of the Brijuni Islands. It is a semi-detached building with an area of 236.69 m2 in a prestigious location in Štinjan.

The villa extends through the ground floor and two floors. On the ground floor, there is a lobby, a spacious kitchen with a dining room and a living room, a pantry, and a guest toilet. Thanks to the light from all sides, as well as the carefully thought-out details, the villa has a warm and welcoming atmosphere.

The living room leads through a large glass wall to a covered terrace, while a 33 m2 heated swimming pool, outdoor shower, sunbathing area, barbecue, and parking for 3 vehicles are located in the fenced and landscaped yard. The villa is surrounded by plants throughout the garden, which provides privacy and peace.

An internal staircase leads to the first floor, where there are three bedrooms, each with its bathroom and balcony, as well as a laundry room. Every room or balcony has a view of the sea.

On the third floor, there is a summer kitchen, a bathroom, and a storage room. It has access to a large open terrace with a fabulous view of the sea, the Brijuni Islands, and Rovinj—a perfect option for relaxing and having fun with friends or family. There are electricity and water connections on the terrace.

The ultimate experience is in the exterior with a swimming pool as well as in the interior with 3 large bedrooms. Each floor of the terrace, and especially the spacious roof terrace, offers a direct view of the Brijuni Islands, the pleasure place of the Roman emperors. The space is designed to make the most of the pleasure of being outdoors, as well as the uncompromising experience of being indoors.

This is a home where you can live your Mediterranean dream.



ID: HR-191-153166
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

The property in question has several characteristics that make it special. The sea is 500 m away, quiet surroundings, air conditioners are installed in every room and are silent, and external carpentry - complete with included electric motors for lifting blinds for each opening where blinds, built-in blinds, and mosquito nets are installed, all as a product of Troha- dil (koemmerling profile, ton alux DB 703), entrance door INOTHERM System Schuco - total thickness 95 mm, Geberit cisterns duo fix, swimming pool - complete machine room, reinforced concrete structure - all installations for pool technology are built into the concrete shell of the pool, a complete system of underfloor heating, air conditioning, and ventilation installed in the building, the outdoor unit as a VIESSMANN product type VITOCAL 200-s, all fence walls around the plot made of reinforced concrete construction up to the height allowed by the building permit, summer kitchen - built-in underfloor heating as preparation for a possibly heated space

The villa is surrounded by greenery and beautiful olive groves with magical sunsets. A beautiful promenade through a pine forest leads to a pebble beach (approx. 470 m).

For any additional questions, necessary information or wish to organize an appointment to view the villa, please feel free to contact us!

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv