



ID: HR-191-160136  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499



**Istria, Grožnjan - Designer villa, a combination of top design, luxury equipment and privacy**

*Croatia, Istria*

<b>Price:</b>	<b>€ 2 500 000</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>	2170 m2
<b>Area</b>	300 m2
<b>Category</b>	For sale



Istria, Grožnjan - Designer newly built villa, a combination of top design, luxury equipment and privacy.

The villa is located on a plot of land with a surface area of 2150m<sup>2</sup>. The villa covers an area of 300m<sup>2</sup>, which is divided into the ground floor and one floor. On the ground floor of the house there is a living room equipped with luxurious Italian furniture made of genuine leather, a high-quality Italian-made kitchen with Nef built-in appliances, and a dining area. The area of the kitchen and living room is designed according to the principle of open space, from which there is access to a covered terrace of 222m<sup>2</sup> and a beach with a total area of 160m<sup>2</sup>, a 15-meter long pool (61m<sup>2</sup>) with salt water and a space for socializing. There is also a fully equipped outdoor kitchen by the edge of the pool. On the ground floor of the house there is a toilet, space for a washing machine and ironing.

A marble staircase leads to the first floor of the house, where there are 3 luxuriously furnished bedrooms, Hespo program 5\*, each of which has its own bathroom equipped with Hans Grohe and Axor equipment and separate terraces. Every terrace offers a wonderful view of nature that takes your breath away.

There is a parking lot for several vehicles at the entrance of the house. The yard is fenced and landscaped. Part of the garden is for construction, on which there is the possibility of upgrading an additional auxiliary building if necessary.

The house is made of high-quality materials and designer and world-famous equipment such as Guzzini, Artemide, Ticino lighting, Florim Bologna for internal and external wall panels, Philippe Stark locks / shower, Rosenthal / Mono A kitchen equipment, Deco fireplace ...

The design of this spectacular villa is by Studio 92, and the interior design is by architects Calligaris Italia.

We are at your disposal for more information

• We work for You! •



ID: HR-191-160136  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv