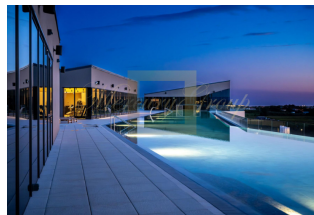
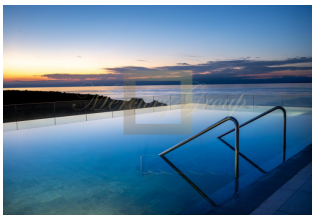




**Istria, Savudrija, luxury villa with return on investment**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 746 375</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2022
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Land area</b>	198 m2
<b>Area</b>	262 m2
<b>Category</b>	For sale



**Luxury Villa in One of Croatia's Most Beautiful Resorts - Just 150m from the Sea.**

An exclusive villa for sale under the label "Villa 14" located in a prestigious resort only 150 meters from the sea. Ideal for vacation or as an investment with a guaranteed return of 5% per year.

The villa spans three levels, offering luxury and comfort:

**Basement:** Hallway, playroom, utility room, storage, machine room, bathroom, and internal staircase.

**Ground Floor:** Two bedrooms with en-suite bathrooms and balcony access, entrance hall, storage, and staircase.

**First Floor:** Open-plan kitchen with dining area, living room with access to a spacious terrace, and a guest WC.

This luxury villa is situated in a resort that offers:

- Golf courses
- Tennis courts
- Wellness center
- Gym
- Indoor and outdoor swimming pools

All amenities are conveniently located just steps away from the villa, making it ideal for relaxation and leisure.

In addition to being a perfect retreat, this villa is an excellent investment opportunity, with a guaranteed 5%



ID: HR-191-166100  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

annual return.

For more information or to schedule a viewing, contact us today!

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

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