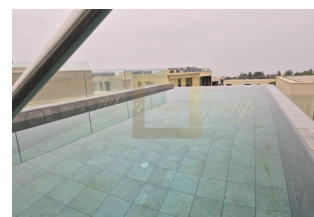
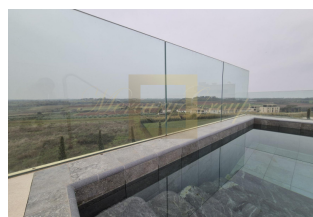




**Istria, Savudrija, luxury villa in a prestigious resort with a private pool**

*Croatia, Istria*

<b>Price:</b>	<b>€ 2 872 075</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2022
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Land area</b>	480 m2
<b>Area</b>	454 m2
<b>Category</b>	For sale



**Luxury villa in one of the most beautiful resorts in Croatia - 150 m from the sea.**

An exclusive villa for sale under the label "Villa 31" 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 is spread over four floors, offering luxury and comfort:

**Basement:** tavern, game room, social area, 2 storerooms, toilet.

**Basement:** garage, hallway, utility room with bathroom, storage room, engine room.

**Ground floor:** Two bedrooms with private bathrooms and balconies, entrance area, storage room and staircase.

**Floor:** Open-space kitchen with dining room, living room with access to a spacious terrace, bedroom with bathroom, guest toilet.

**2nd floor:** roof terrace with outdoor kitchen, bathroom, sun deck and outdoor pool.

This luxury villa is situated in a resort that offers:

- Golf courses
- Tennis courts
- Wellness center
- Gym



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- 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 enjoyment, the villa represents an excellent investment opportunity with a guaranteed return of 5% per year, prices are shown with VAT.

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

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(Viber, WhatsApp)

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