



## Croatia, near Grožnjan &#8211; Exclusive 5-Star Designer Villa

EUR 1.790.000,00

### Property details

Type:	House
Bedrooms:	3
Land included:	2170 m2
Size:	682 m2
Region:	Istra
City:	Šterna
Built:	2024



### Description

The villa spans a total of 682 m<sup>2</sup>, including 300 m<sup>2</sup> of interior space, 222 m<sup>2</sup> of covered terraces, and 160 m<sup>2</sup> of open terraces. The property sits on 2,170 m<sup>2</sup> of land, part of which is building land - offering the potential to construct an additional building.

Designed by the renowned Italian studio Calligaris and Studio 92, this villa boasts timeless elegance and the highest quality materials. It features three spacious bedrooms, each with its own luxurious en-suite bathroom, a sophisticated living room with a color-changing electric fireplace, and a gourmet kitchen equipped with top brands such as NEFF and Rosenthal.

Outdoors, you'll find a 61 m<sup>2</sup> saltwater swimming pool, an outdoor kitchen and dining area, recreation zones with table tennis and football, and a private children's playground. The villa provides complete privacy, four private parking spaces, and premium comfort with brands like Mitsubishi, Philippe Starck, Florim Bologna, and Guzzini.

With excellent road access - just 10 minutes from the Slovenian border and 25 minutes from Italy, this is the perfect base for exploring Istria or simply enjoying luxurious tranquility.

The seller's conditions are that the buyer reimburses part of the selling costs of 2% + VAT calculated on the contractual value of the property.