



House Four-bedroom (5+kk)

€ 860 000 | CZK 21 641 900

226 m², Istrie, Istrie





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Plot	701 m ²
Parking	Yes
Cellar	-
PENB	G
Reference number	37017

This newly built picturesque villa designed in a rustic style is part of a residential project consisting of 10 villas and 2 semi-detached houses located in a beautiful spot on the western coast of Istria, only a few minutes' drive from the nearest beach.

The villa offers 4 bedrooms with en-suite bathrooms, a spacious open plan living room, a dining room, and a kitchen. The **covered terrace** on the upper level provides views of the **bright azure sea**, and the lower terrace is designed for al fresco dining.

Facilities include **air-conditioning**, a **heated pool**, an outdoor fireplace, or security equipment.

Istria's western coast with its pristine nature and clear blue sea is full of popular historic and cultural destinations, such as Novigrad, Poreč, Rovinj, and especially **Pula**. It is also easily accessible by car—the distance from Prague is roughly 800 km.

Total built-up area: 226 sq. m., interior: 173 sq. m., and covered terraces: 54 sq. m.

