



## House Five-bedroom (6+kk)

€ 1 790 000 | CZK 44 741 050

488 m², Istrie, Istrie



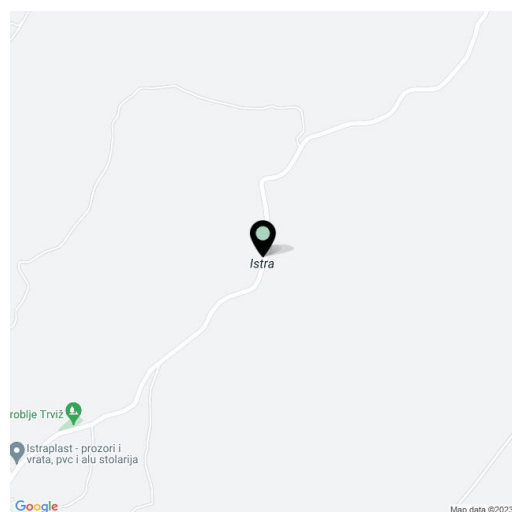


## House Five-bedroom (6+kk)

€ 1 790 000 | CZK 44 741 050

488 m², Istrie, Istrie

Plot	8 686 m²
Parking	Parking for 6 cars, and a charging station for electric ones
Cellar	-
PENB	G
Reference number	39686



This exclusive air-conditioned villa built in a unique modern style, with an almost 500 sq. m. living area, offers perfect luxury and privacy in the beautiful Istrian countryside. It is located in the practically untouched southern part of the peninsula, in a quiet isolated area outside of town, yet within easy of the sea and quaint tourist centers.

An open space living room with a **fireplace**, dining area, fully fitted kitchen, **children's playroom**, home **gym**, **sauna**, **billiard room**, and bedroom with its own bathroom take up the ground floor. Spread out over the 1st floor are 4 bedrooms with en-suite bathrooms and a **large terrace** with lounge chairs for sunbathing and relaxation.

The highest quality natural materials were used to construct its air-conditioned interior, such as **local stone**, brushed **oak**, linen fabrics, premium Italian tiles, and high-end furniture. The villa is **air-conditioned** and equipped with **underfloor heating**, ensuring warmth in the winter months and **coolness** in the summer ones.

The property is surrounded by a fence and is beautifully maintained. It includes a private **tennis court**, a 9-hole **mini golf course**, an outside **heated pool**, a terrace, a gorgeous Mediterranean garden with an olive grove and palm trees, parking for 6 vehicles, and a **charging station for electric cars**.

The villa is situated not far from the historic town of Pula, which is home to an ancient **Roman amphitheater**. The town is surrounded by untouched green spaces, such as the **islands of Brijuni National Park** or the protected **Cape Kamenjak Nature Park**. There is a smaller airport in Pula that is used during the summer for charter flights (for example from Vienna).

Interior: 488 sq. m., land: 8,686 sq. m.

Fantastic business potential. The villa is categorized as 5\*, has excellent reviews, and is fully booked one year in advance.