



## Modern villa for sale, Croatia - Istria



220 m<sup>2</sup> Premantura, Croatia 21 194 750 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6429</b>	Price	<b>21 194 750 CZK per property</b>
Address	<b>Premantura, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>220 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>500 m<sup>2</sup></b>
Low energy	<b>Yes</b>	Energy performance of the building	<b>A - Extremely economical</b>
Device	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer for sale villa in modern functionalist style, located in Premantura, Croatia. The town is located on the southern tip of Istria, surrounded by the sea and stunning nature, the town is referred to as the "hidden pearl of Jardarn"

The ground floor of the villa consists of an open plan living room, kitchen and dining room, bedroom with en-suite bathroom and toilet. The upper floor consists of two bedrooms with en-suite bathrooms and a spacious balcony. Each bedroom has an XL double bed, TV and air conditioning.

The kitchen and living room are fully equipped. There is underfloor heat pump heating throughout. The villa has an A+ energy certificate, which guarantees optimal insulation to save on energy bills. All windows and patio doors have insect screens.

The villa has a beautiful garden with olive trees and Mediterranean plants. There is a barbecue, an outdoor dining area and a saltwater swimming pool. There is an outdoor shower and an additional toilet by the pool.

The whole property is fenced and has three private parking spaces. There is a charging station for electric cars on the property.

The ancient city of Pula, with its many historical monuments and the world's best-preserved Roman amphitheatre, is just a 10-minute drive away. The nearest beach to the villa is just a few minutes' walk away and the nearby centre offers restaurants, cafes and shops. The property is situated on the edge of the famous Kamenjak Nature Park with its many stunning beaches, coves, bays, cliffs, caves and pine forests.