



Code :	00069
Location :	Grožnjan
Building size :	200 m2
Lot size :	1721 m2
Distance from center :	5000 m
Distance from sea :	12000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Attractive location :	Yes
Arranged environment :	Yes
Swimming pool :	Yes
Septic tank :	Yes
Automatic irrigation :	Yes
Parking :	Yes
Air conditioning :	Yes
Central heating :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Terrace :	Yes
Furnished :	Yes
Security door :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Year of construction :	2018
Condition :	New construction
Energy efficiency :	A+

Price : 1.400.000 €

Beautiful villa with an open view in the surroundings of Grožnjan

A beautiful luxury villa for sale in the surroundings of Grožnjan with an open view of Motovun and Grožnjan. The villa was built in 2018. with top quality materials and is equipped accordingly. The main building - a house with 3 bedrooms, 3 bathrooms, guest toilet, living room and kitchen, is 150 m2 in size, while the auxiliary building is 50 m2 in size and consists of a living room, bathroom and bedroom, a large swimming pool and is fully equipped (heating And cooling).

The land has an area of



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1721 m2 and has an automatic irrigation system. The pool is 14x7 meters in size and is heated by solar panels.

For heating, a central system with a heat pump (ventilcovectors) is installed, which is also connected to solar panels and a wood-burning fireplace, so the house can be heated in several ways, even though the insulation system of 15 cm styrofoam, 60 cm under the roof and three-layer windows allows heating is not even used for most of the year. All bathrooms in both houses have underfloor heating.

Class A Porcelansa tiles are laid on the floors, while the kitchen counter is made of Slavonian oak over 100 years old. The furniture itself is made to measure and is of top quality and remains the same when sold.

The villa also has a woodshed and covered parking for three cars. In front of the main villa and the swimming pool there are two olive trees older than 200 years. The entire property is fenced and guarantees complete privacy and enjoyment of the beautiful hills, nature and peace of this incredible villa.

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