



<b>Object ID :</b>	1908
<b>Location :</b>	Grožnjan
<b>Building size :</b>	200 m2
<b>Lot size :</b>	1721 m2
<b>Distance from center :</b>	4 m
<b>Distance from sea :</b>	16 m
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Parking :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Furnished :</b>	Yes
<b>Basement :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Barbecue :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Central :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2018

Old rice : 1.400.000 €

**New price :** 1.250.000 €

#### Luxury villa on sale near Grožnjan

A beautiful luxury villa on sale near Grožnjan with a panoramic view of Motovun and Grožnjan. It was built in 2018. with top quality materials and is sold equipped.

Main building - a house with 3 bedrooms, 3 bathrooms, guest toilet, living room and kitchen, is size 150 m2 while the auxiliary building of 50 m2 consists of living room, bathroom and bedroom, swimming pool and is full equipped (heating and cooling) .

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

For heating, there is a central system with heat pump (valve vectors) which is connected to solar panels and a wood-burning fireplace, so the house can be heated in several ways, although the isolation system of 15 cm of styrofoam, 60 cm under the roof and three-layer windows in most part of the year does not even use. All bathrooms in both houses have underfloor heating.



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Porcelain A-class tiles are placed on the floors, while the kitchen bar is made of Slavonian oak over 100 years old. The furniture itself is made on measure and is top quality and remains when is sold.

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