

**General information:**

|               |            |
|---------------|------------|
| Category      | : Villas   |
| Type          | : For sale |
| Rooms         | : 5        |
| Bathrooms     | : 4        |
| Bedrooms      | : 4        |
| Square meters | : 196      |
| Land lot      | : 766 sqmt |

**Description:**

A rustic villa with a swimming pool is located near the picturesque medieval village of Barban. This beautiful villa with a living area of 196 m2 is located on a large plot of 766 m2 with a 32 m2 swimming pool. Surrounded by greenery and other autochthonous stone houses in the village of Rajki and villas with swimming pools, which in recent years have experienced a flourishing of elite tourist offers and unforgettable vacations, they form a harmonious whole and a perfect opportunity to buy this unique property. In the ground floor of the villa there is a bathroom, a spacious bedroom and a multi-purpose space of a living room with a fireplace and a kitchen with a dining room, which are seamlessly connected to the exterior of the villa through large glass surfaces, from which there is access to the lounge relaxation area to the outdoor swimming pool with a sunbathing area. On the floor, which is reached by an interior exotically designed staircase, there are three large bedrooms with en-suite bathrooms of ultra-modern design, which combine the traditional exterior of the villa with modern interior decoration with a designer's signature. The construction quality of this villa is impeccable, and the project includes central underfloor heating with heat pumps, air conditioners for cooling in all rooms, top-quality insulation and high-quality ALU carpentry with Low-e glass filled with argon, which together brings a high energy certificate A+. The garden has three large parking spaces with access from the road as well as a storage room for props, and the entire garden is planted with autochthonous plants of the Istrian climate with herbs and spices. The villa has a built-in alarm system and a video surveillance system for maximum discretion and a sense of security.

**Additional information**

|                  |       |
|------------------|-------|
| Sea distance:    | 10000 |
| Beach distance:  | 10000 |
| Centre distance: | 5000  |
| Built year:      | 2023  |

**Details:**

|                    |                  |                        |
|--------------------|------------------|------------------------|
| 1/ Air Conditioner | 2/ Swimming Pool | 3/ Terrace             |
| 4/ Storage room    | 5/ Garden        | 6/ New building        |
| 7/ Surroundings    | 8/ Fireplace     | 9/ More parking spaces |

**Contacts:**

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