



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM PREMIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01947
<b>Location :</b>	Grožnjan
<b>Building size :</b>	300 m <sup>2</sup>
<b>Lot size :</b>	2169 m <sup>2</sup>
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+

**Price :** 1.670.000 €

Istria, Grožnjan surroundings

Pekras designer villa for sale located in a quiet and idyllic location not far from Grožnjan, Oprtlje and Buje.

The villa was completed in May 2024, and was built and decorated with a high-quality, luxurious and modern design by the renowned Italian architectural studio Calligaris, while the project of Studio 92.

The villa is located on a plot of land of 2,170 m<sup>2</sup>, part of which is for construction, so there is a possibility of building an additional building or a garage for cars.

The total square footage of the villa with outdoor covered and uncovered terraces is 682 m<sup>2</sup>.

The villa has 300 m<sup>2</sup> of interior space, 222 m<sup>2</sup> of covered terrace with summer kitchen and dining room, and 160 m<sup>2</sup> of uncovered terrace, sunbathing area and 61 m<sup>2</sup> pool.

The villa consists of a spacious entrance hall with a wardrobe, WC, laundry room with technical room, storage room, living room, kitchen and dining room according to the open space concept with large windows and walls through which daylight enters.

The living room is equipped with high-quality furniture, audio-visual equipment, an electric fireplace that changes colors for a relaxing atmosphere in the evening, which can be set to heat on cold days.

The kitchen is equipped with top brands.

On the first floor there are three spacious bedrooms, each with its own bathroom, which have underfloor heating and are equipped with top quality



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materials and design.

The bedrooms are decorated according to the Hespo 5\* program, and all the tiles are designed by the Italian brand Florim Bologna. Each room has access to a private terrace with a view of the peaceful Istrian panorama.

Heating and cooling is through Mitsubishi air conditioners.

This villa offers a unique opportunity to enjoy modern luxury in idyllic Istria.

Design and equipment:

The villa is designed by Studio 92 for the project and the architects Calligaris Italy for the interior design.

It is fully equipped with the highest quality world brands;

Guzzini, Artemide, Ticino for lighting

Florim Bologna for interior and exterior wall panels

Philippe Stark locks / shower

Calligaris Italy furniture

Nef kitchen equipment

Dondi salotti living room

Hespo program 5\* bedroom equipment

Hans Grohe bathroom equipment

Axor bathroom equipment

B&B Italy furniture

Global kitchen equipment

Rosenthal kitchen equipment

Mono A kitchen equipment

Liebher and Bosch kitchen equipment

Kartell Italy furniture

Napoleon kitchen equipment

Deco fireplaces Maribor

Mitsubishi air conditioning