



Code :	00296
Location :	Grožnjan
Building area :	200 m ²
Land area :	1591 m ²
Distance from the center :	4 m
Distance from the sea :	12 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Parking :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2024
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price	1.200.000 €
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A house is for sale that will be situated on a plot of land measuring 1,591 m², surrounded by olive groves and greenery, in a quiet location approximately 15 minutes' drive (about 12 km) from the sea and 4 km from the nearest town with necessary amenities.

The house will have around 200 m² of living space distributed over a basement, ground floor, and first floor. On the ground floor, there will be a spacious kitchen with a dining area, a living room with large glass walls leading to a terrace and garden, one bedroom with an en-suite bathroom, a guest toilet, a technical room, and a storage area.

The garden is planned to feature a 40 m² swimming pool with a sunbathing area and a covered summer kitchen. On the first floor, there will be three bedrooms, each with its own bathroom. Thanks to the large glass surfaces, the house will be filled with natural light and open to the surrounding nature.



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Heating will be provided through a heat pump with water underfloor heating, and additional comfort will be ensured by air conditioning units for heating and cooling. Pool heating preparations will be made (excluding the actual device), and water disinfection will operate on the principle of electrolysis. A satellite and IP TV system is planned, along with complete outdoor lighting, aluminum joinery, an automated remote-controlled gate, and video surveillance with smartphone management capabilities.

The land will be enclosed with a concrete parapet wall and fencing, alongside which a hedge (Photinia) will be planted. A lawn with automatic irrigation, including a timer and rain sensors, is also planned.

The house will be sold fully furnished, with furniture of Italian design as shown in 3D renderings, and there is an option to negotiate the purchase without furniture. The completion of the works is scheduled for mid-July 2025.

The seller is a legal entity. VAT is not included in the stated price.

For more information and to arrange a viewing, please feel free to contact us.