

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

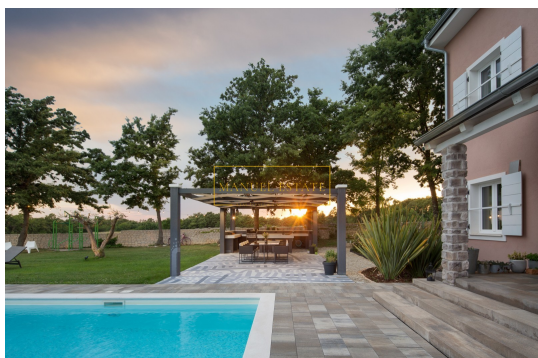
MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550



Code :	11420
Location :	Vodnjan
Building size :	290 m2
Lot size :	4200 m2
Distance from center :	7500 m
Distance from sea :	12000 m
Distance from airport :	21 km
Number of floors :	2
Number of bedrooms :	6
Number of bathrooms :	5
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	A+
Year of construction :	2017

Price : 1.250.000 €

We present a unique opportunity to purchase a luxury villa situated in the idyllic village of Klarići, Svetvinčenat municipality, in the heart of Istria. This villa offers a peaceful and secluded location, ideal for those seeking privacy and an escape from the bustle of city life, while still enjoying proximity to all essential amenities. It is located just 15 km from Pula and the international airport, with the coastline and Brijuni National Park only 12 km away.

The estate spans 4,200 m², with 2,500 m² of meticulously landscaped grounds featuring Mediterranean plants, lawns, and stone walls that ensure complete privacy. The centerpiece of the exterior is a spacious 54 m² swimming pool with a hydromassage section, waterfall, and heating capabilities, perfect for year-round relaxation. Adjacent to the pool is a sun terrace, a covered summer kitchen, and an outdoor dining area, ideal for entertaining and enjoying al fresco living.

The interior of the villa is a masterpiece of space and design, with a total area of 290 m² spread across two levels, accommodating 12+2 guests. The elegant living room, modern fully-equipped kitchen, and panoramic dining room with pool views form the heart of the home. Five spacious double bedrooms, each with an en-suite bathroom, along with an additional children's room featuring bunk beds, provide the perfect accommodation for family and guests.

For wellness enthusiasts, the villa offers an indoor hydromassage



MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550

pool, a Finnish sauna, and a fitness corner. The entire property is equipped with a state-of-the-art heating and cooling system powered by a heat pump and fan coil units, with underfloor heating throughout all rooms.

The outdoor area is fully fenced and provides ample parking, partially shaded, for multiple vehicles. The grounds are family-friendly with a children's playground, while additional amenities such as a table tennis area and fitness equipment cater to all ages.

This villa is more than a property—it is an opportunity to create a home or secure a lucrative investment for tourism purposes. Its prime location surrounded by nature, proximity to tourist attractions, and top-tier amenities make it a rare find on the market.

Contact us for more details or to schedule a viewing of this spectacular villa that will leave you in awe.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.