ID: 2740

UNIQUE PASSIVE VILLA WITH SWIMMING POOL AND BEAUTIFUL VIEW

Barban

900,000 €
2,812 €/m^2







The municipality of Barban is located in Istria, southwest of the Raša River and northwest of the Raša Bay, where it has access to the sea, close to the eastern coast of Istria, 20-30 km from coastal towns such as Pula, Poreč, Rovinj, Labin and Rabac. Barban is famous for the knightly game Trka na prstenac, which has been traditionally held in August, continuously since 1976, and has its roots in the distant 1696. Barban is also known for the Fig and Fig Tree Festival and other smaller events that have developed in the last ten years since rural tourism has been rapidly developing. Barban is also proud of its well-preserved architectural buildings from the Baroque and Gothic periods, frescoes and Glagolitic inscriptions in the churches of

St. Anthony the Abbot and St. James, the Loredan Palace and the remains of the city walls - the tower, the large and small gates.

In a peaceful environment with olive groves, vineyards with a beautiful panoramic view of nature, the town and Mount Učka is located this beautiful villa of 320 m2. It was built according to the strictest energy standards in the world. Thanks to this, living and staying in this villa is extremely pleasant, as well as spending time on the porch with a beautiful view of nature, vegetation, swimming pool and enjoying the so rare peace and quiet.

The villa consists of a ground floor and an upper floor. The ground floor has a spacious kitchen with dining area, living room with access to the porch and swimming pool, two bedrooms with bathrooms, storage room, separate bathroom and in the outer part a covered L-shaped terrace and a 55 m2 swimming pool.

From the ground floor there are stairs to the upper floor where there are two bedrooms with bathrooms, a gym, sauna, an entrance hall, a hallway with a staircase, a separate bathroom, a large storage room and a covered terrace with a beautiful view. The villa is equipped with custom-made furniture, designer details and sophisticated lighting that further contributes to the atmosphere of staying in it. The floors in the living room and bedrooms are covered with high-quality parquet, while the rest of the house is covered with ceramics.
The specificity of this passive villa is that it was built according to standards that reduce energy consumption and create a high level of thermal comfort. There are also no cold surfaces, humidity and stale air. Fresh air is constantly circulated via a Samsung multisplit system with cassette WindFree technology. Controlling the pool from the comfort of the house and an important detail that the energy needs in a passive house are almost negligible, which is reflected in the costs.

This extremely interesting property is worth attention for those who are looking for luxury with reduced costs and yet an unbeatable position with a beautiful view and proximity to all necessary facilities. The proximity of the center satisfies the desire to feel the touch of local facilities. Also, larger cities are relatively close and each provides additional facilities for a pleasant stay. By purchasing this property, in addition to a comfortable life in it, the possibility of renting it with a return on investment, you get a unique villa in this area.

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Summary

LOCATION	Barban	PROPERTY ID	2740
PRICE	900,000 €	TYPE	Villa

Extra features

- Terrace
- Pantry
- Garden
- Swimming pool
- Yard
- Forest

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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