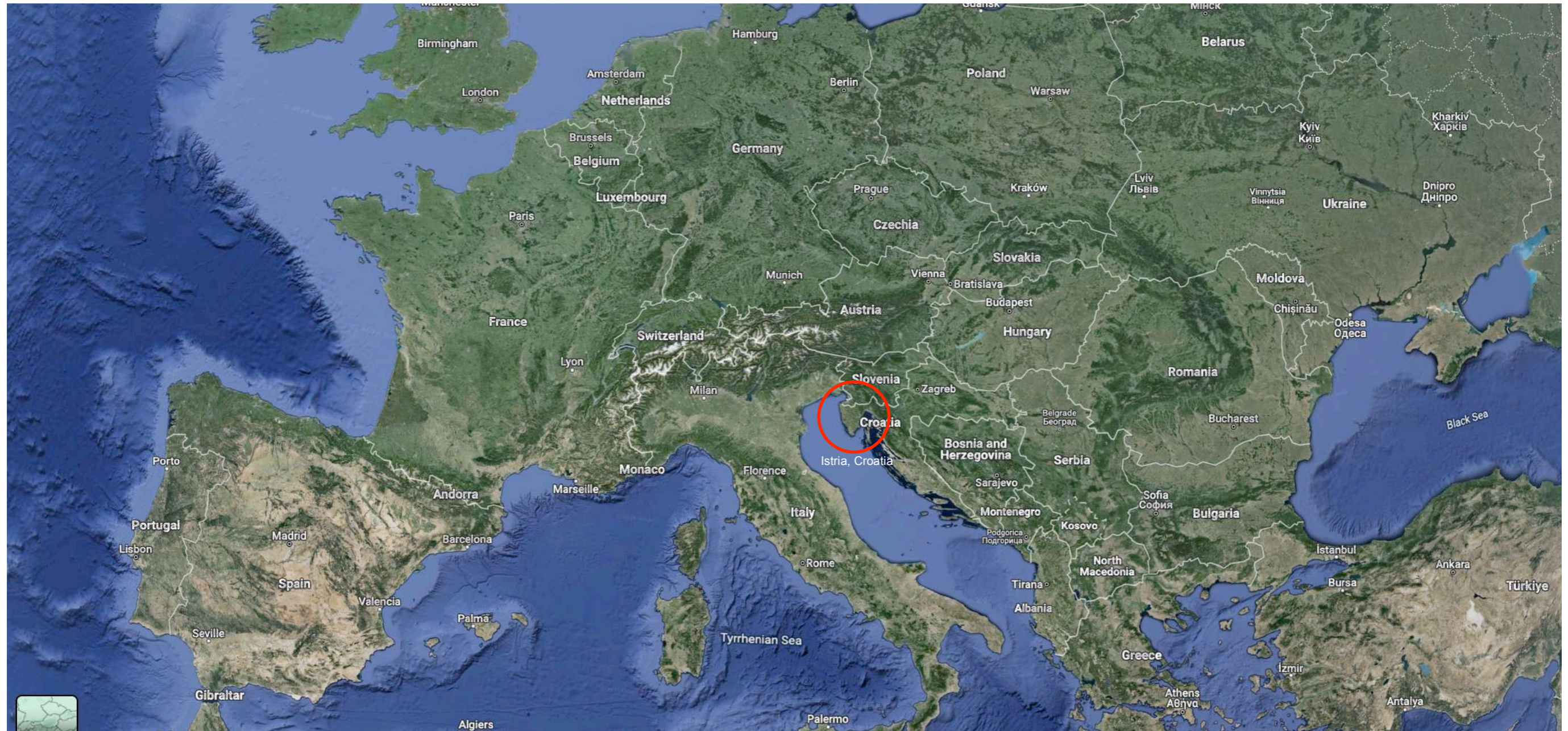
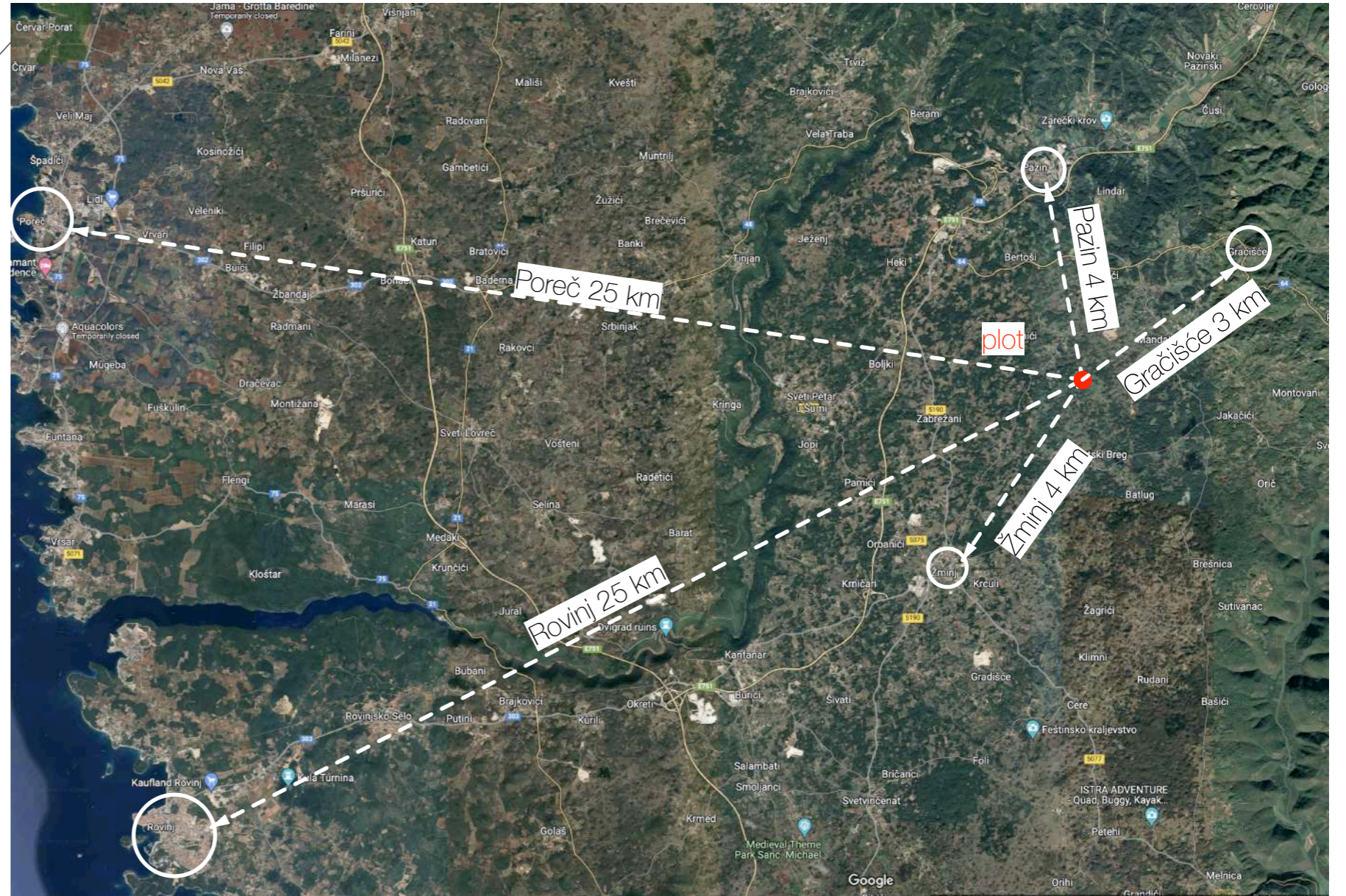
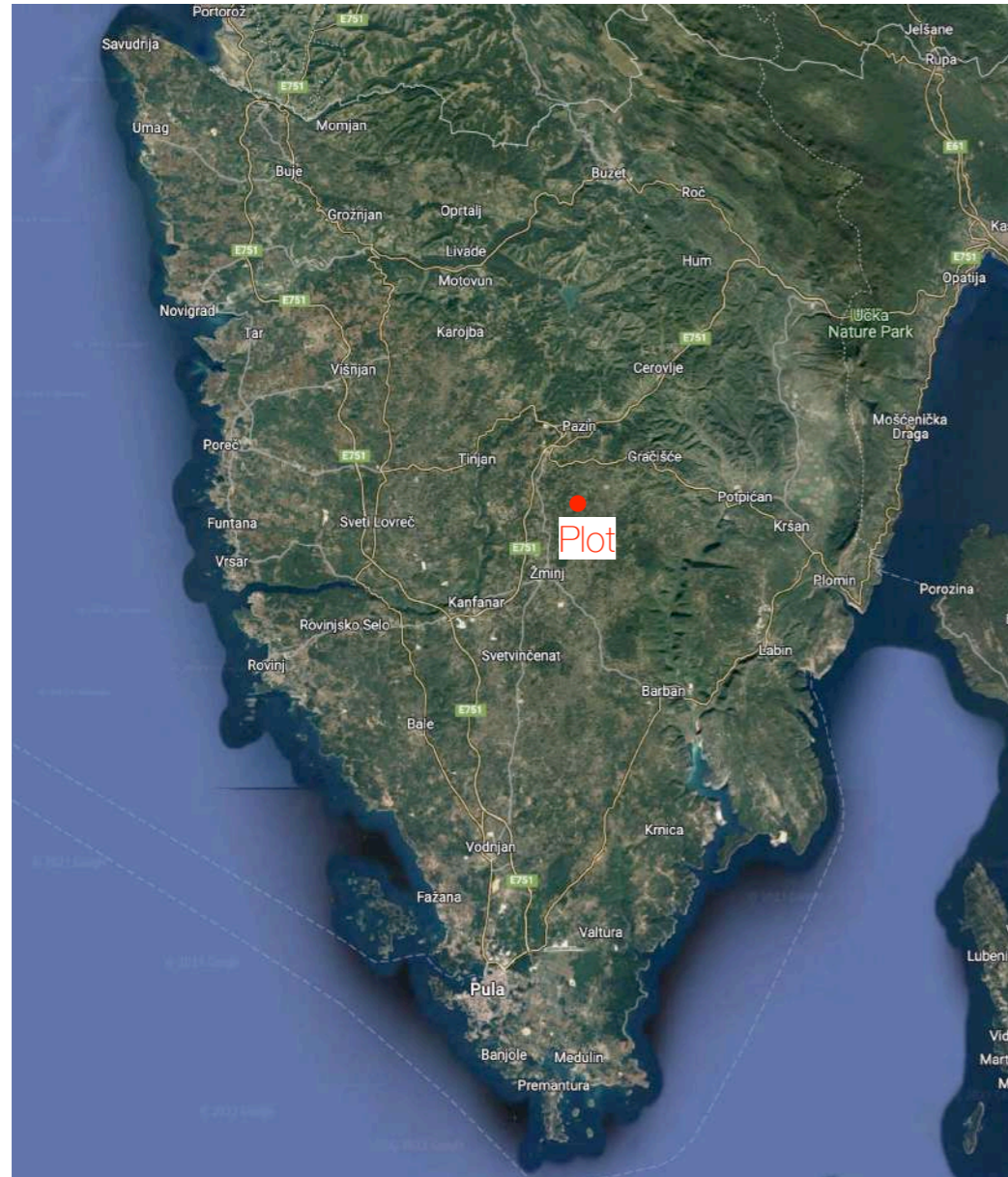


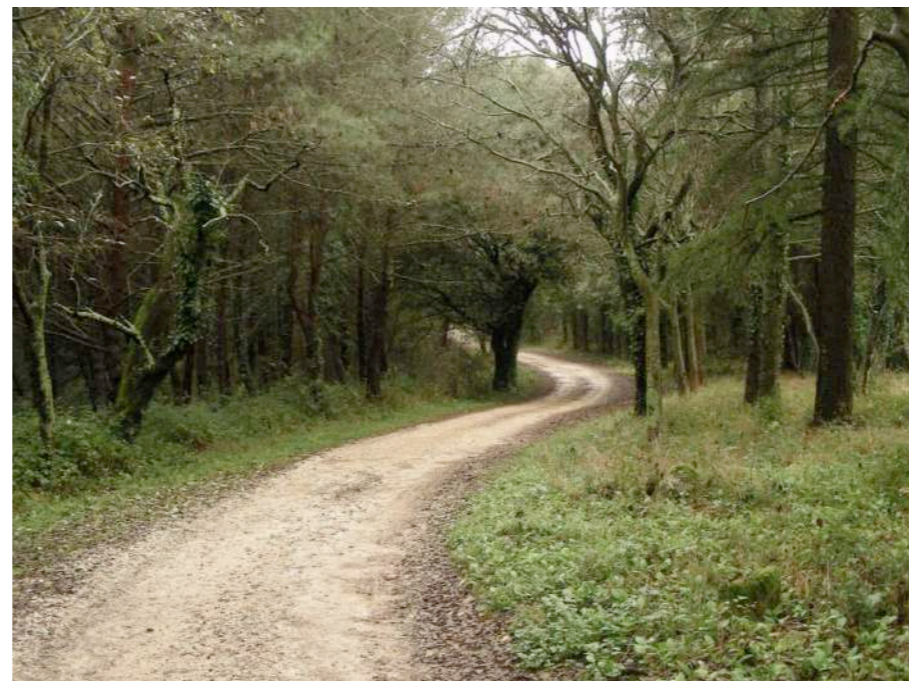
LOCATION



LOCATION



Town of Rovinj



"Vine road" surrounding the plot



Town of Pazin



Town of Gračišće

SURROUNDINGS



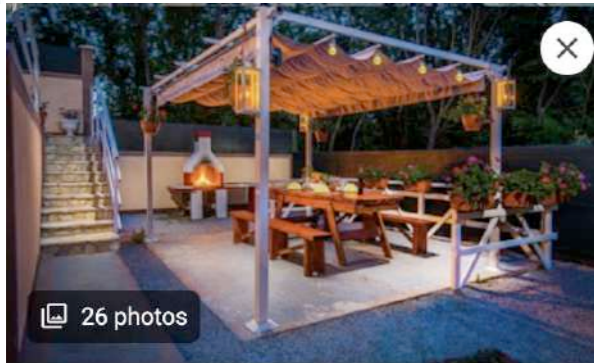
6 photos

Villa Pepi Cerovci

4.6 ★★★★★ 9 reviews ⓘ

Lodging

9



26 photos

VILLA DINA

10



5.0/5 (1 review)

Tellen

Save

Villa Patricia

11



VILLA LADYBUG

12



Agroturizam Ograde

8



LUX CASA HISTRIA

7



Villa Mathilda

5.0 ★★★★★ 8 reviews ⓘ

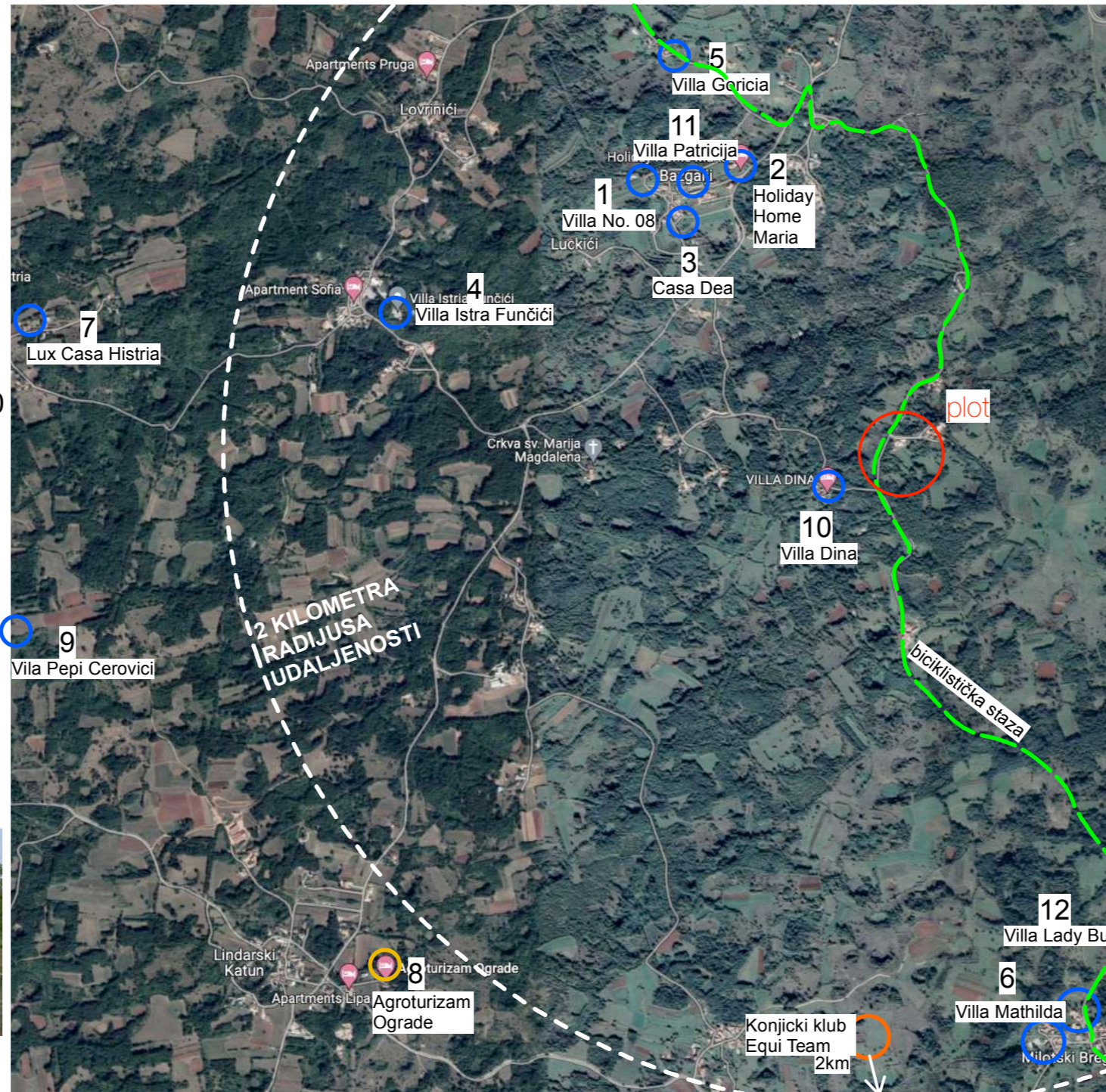


Villa Goricia

5.0 ★★★★★ 1 review ⓘ

Villa

5



riding klub

agroturizam

Villas to rent

Bike track Pazin 3 "Staza seljaka-plemića"



24 photos

Villa Istria Funcići

4.6 ★★★★★ 16 reviews ⓘ

Villa

4



Casa Dea

4.8 ★★★★★ 6 reviews ⓘ

3



Holiday Home Maria

4.7 ★★★★★ 14 reviews ⓘ

2



Villa No.8

1

SURROUNDINGS



LOCATION

The property is situated in central Istria, between the historic towns of Gračišće, Lindar, and Žminj. Nestled on gently hilly terrain in the middle of an oak forest, the setting is ideal for those who value nature, peace, and privacy.

PLOT AREA

Plot size: 1,000 m²

HOUSE AREA

House: 170m² of interior living space

Covered Entrance: 7,5m² x 0,75= 5,6m²

Covered Terrace: 45m² x 0,50 =22,5m²

Terrace: 116m² x 0,25 =29m²

Total House Area 170 +5,6+22,5+29 = 227,1m²

There are two adjacent vacant and buildable plots located next to the existing house. Plot 1 has an area of approximately 1,108 m², while Plot 2 extends to approximately 1,377 m². Both plots have submitted applications for building permits for the construction of two single-storey houses.

Taken together with the existing dwelling, the proposed development would establish a small cluster of three houses. This arrangement would form a modest, low-density residential grouping that remains consistent with the surrounding isolated and spacious character of the area.

DESIGN

The house combines modern architecture with traditional Mediterranean style, using natural materials such as stone, wood, and concrete. Simple lines and generous glazing connect the indoor spaces with the surrounding landscape. All spaces enjoy open views of nature and the swimming pool, while outdoor terraces extend the living areas directly into the landscape.

LAYOUT

Ground floor: Open-plan living room with kitchen and dining area, utility room with toilet, and one bedroom with en-suite bathroom. Upper floor contains two bedrooms with ensuite bathrooms

Flooring: Parquet throughout, ceramic tiles in bathrooms.

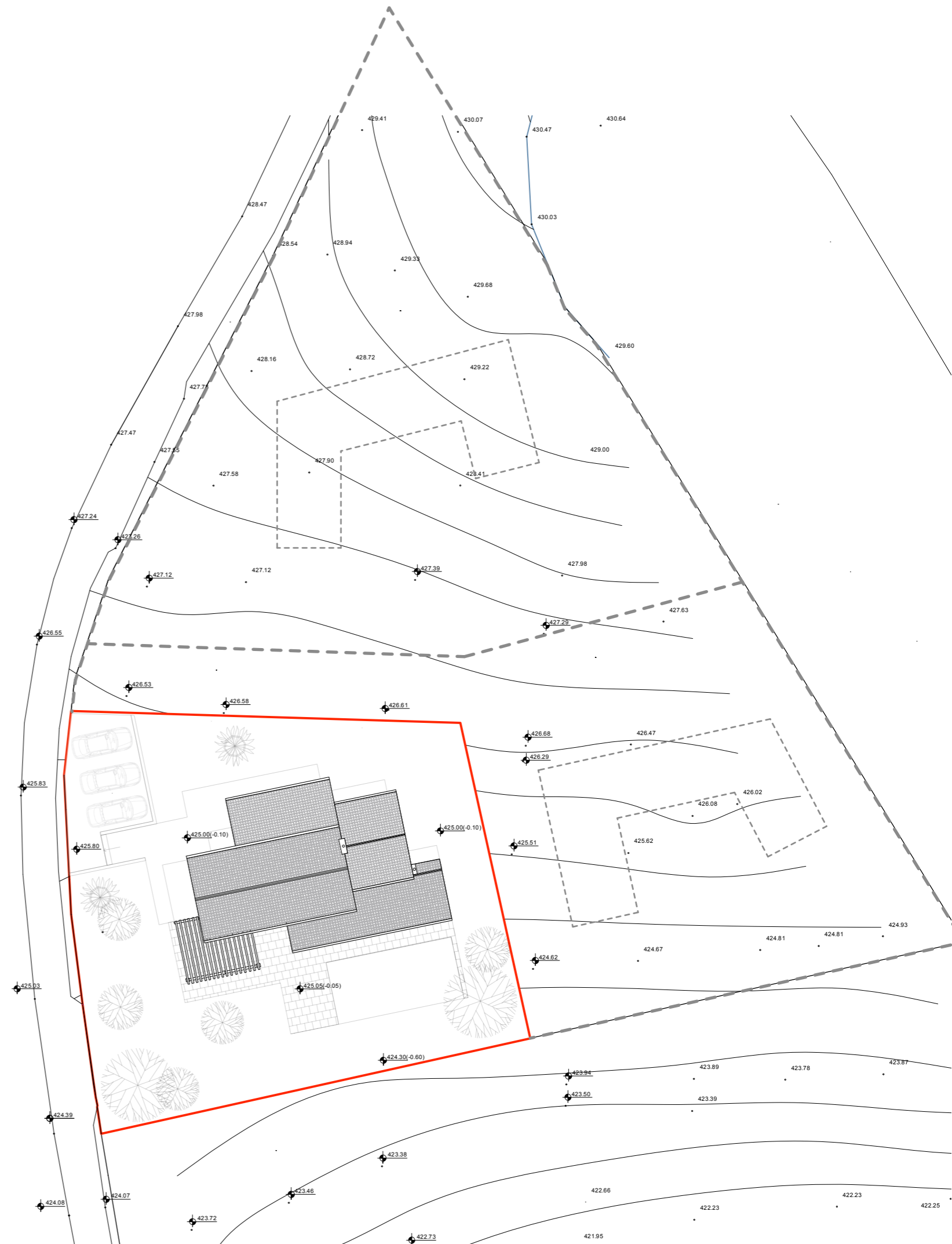
FEATURES

Heating & Cooling: Heat pump system with underfloor heating in bathrooms and fan-coil units in other spaces. Fireplace with open hearth in the living room.

Swimming pool: 45 m², Stone-paved edge, mosaic-tiled interior, and stone sun deck.

SUMMARY

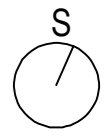
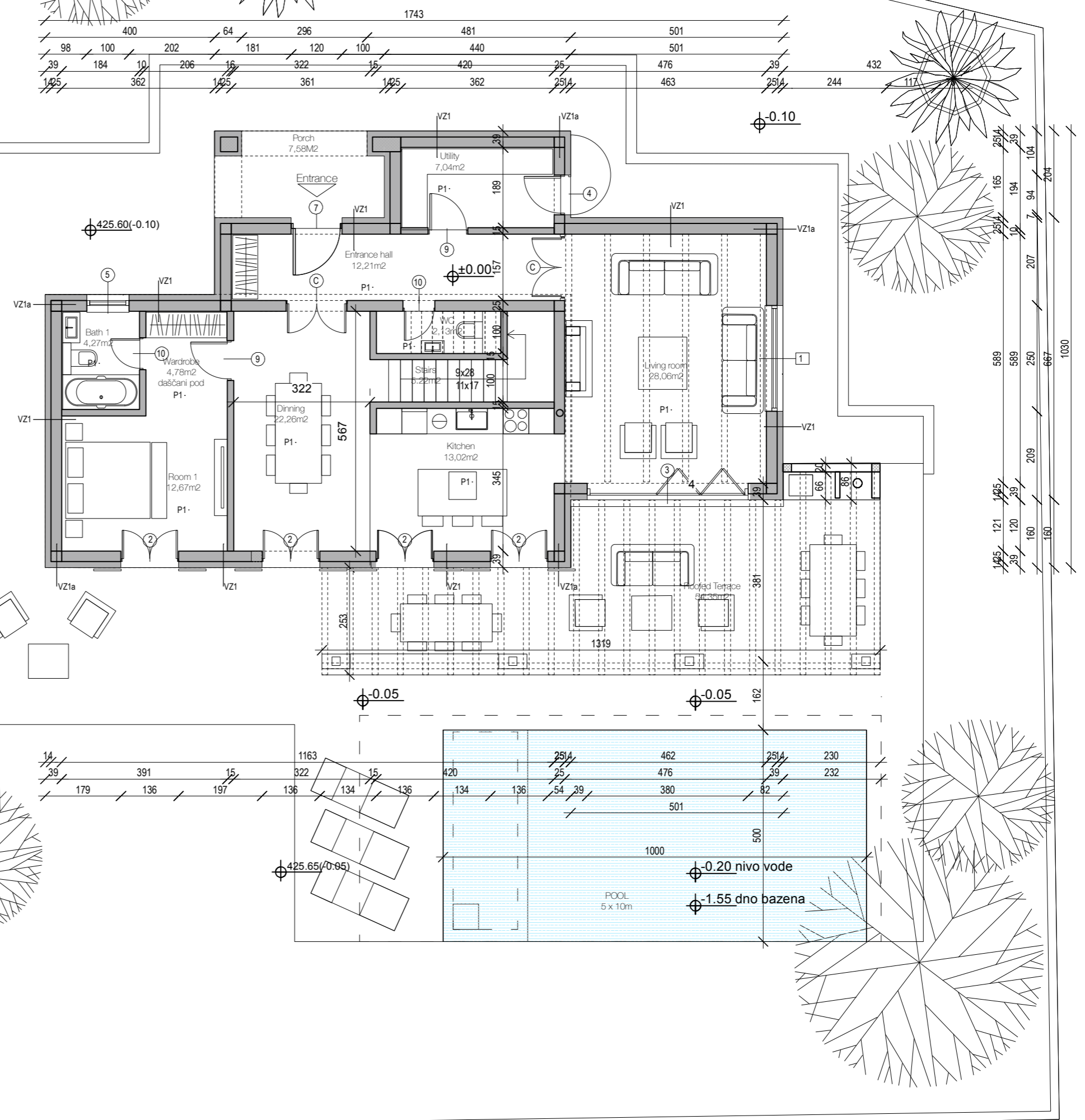
A contemporary Mediterranean villa blending modern comfort with traditional charm, set in tranquil central Istria. Surrounded by forest yet close to picturesque Istrian towns, it offers an ideal retreat with spacious interiors, a heated pool, and timeless natural materials.



GROUND FLOOR NET AREAS

Kitchen	13,02m ²
Utility	7,04m ²
Living room	28,06m ²
Dining	22,26m ²
Room 1	12,67m ²
Wardrobe 1	4,78m ²
Bathroom 1	4,27m ²
Entrance hall	12,21m ²
Wc	2,80m ²
Stairs	5,22m ²
Total Net	111,66m²

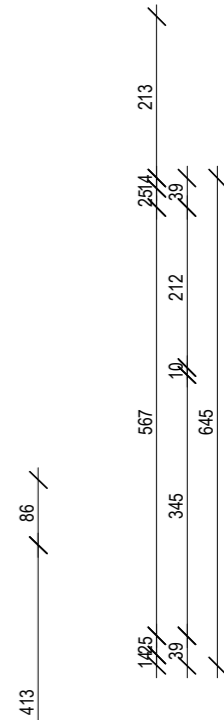
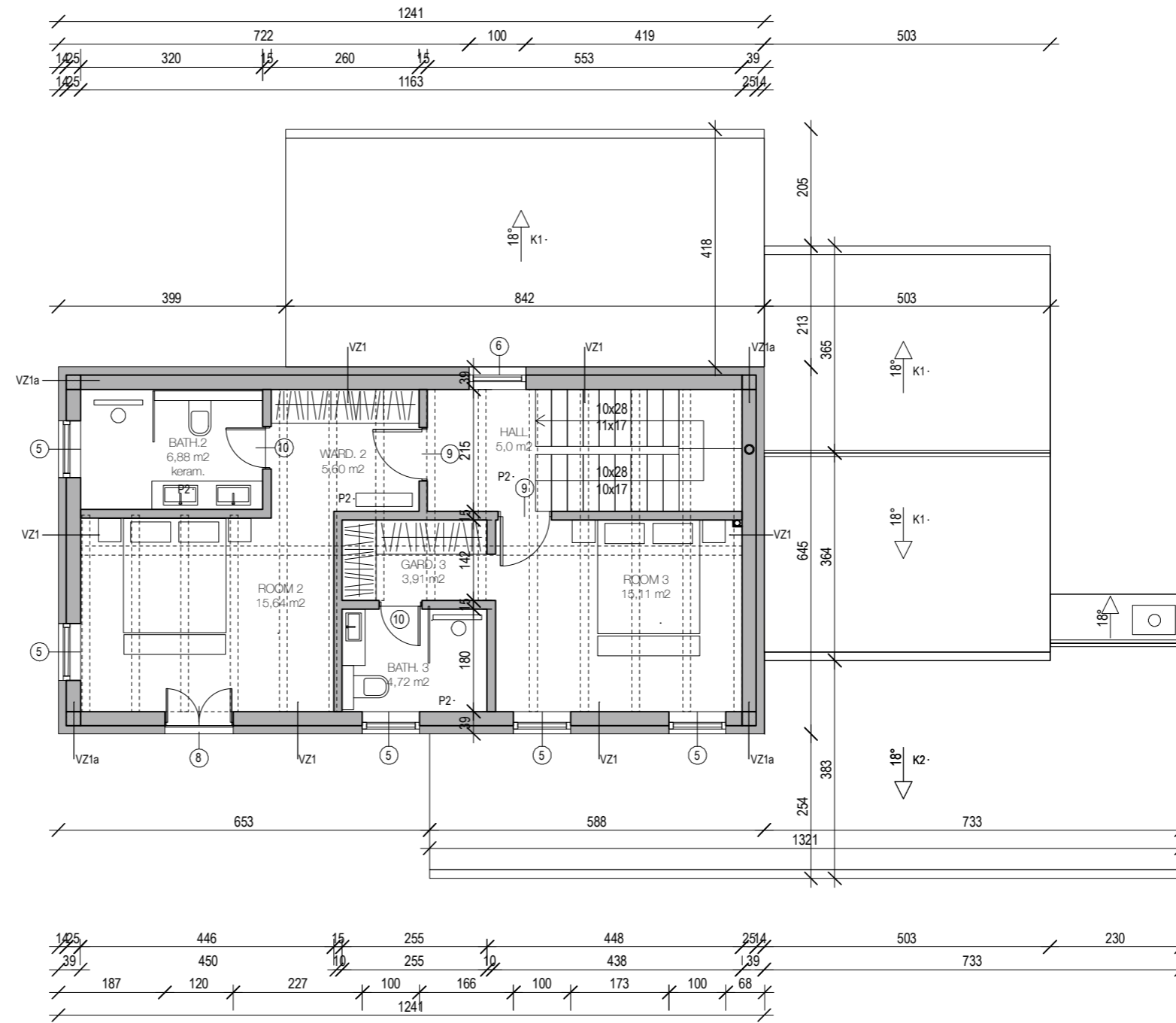
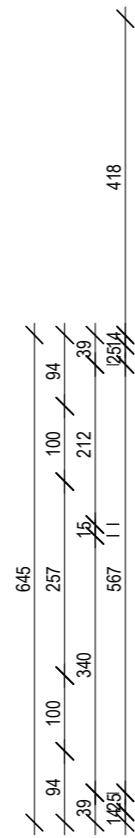
Entrance Porch 7,58m²
 Roofed Terrace 46,35m²
Total GROSS Area of GROUND floor is 137,99m²



FIRST FLOOR NET AREAS

Hallway	5,00m ²
Room 2	15,64m ²
Wardrobe 2	5,60m ²
Bathroom 2	6,88m ²
Room 3	15,11m ²
Wardrobe 3	3,91m ²
Bathroom 3	4,72m ²
Total net	56,86m²

Total GROSS Area of First Floor is 80,04m²



VIZUALIZACIJE















MOODBOARD

