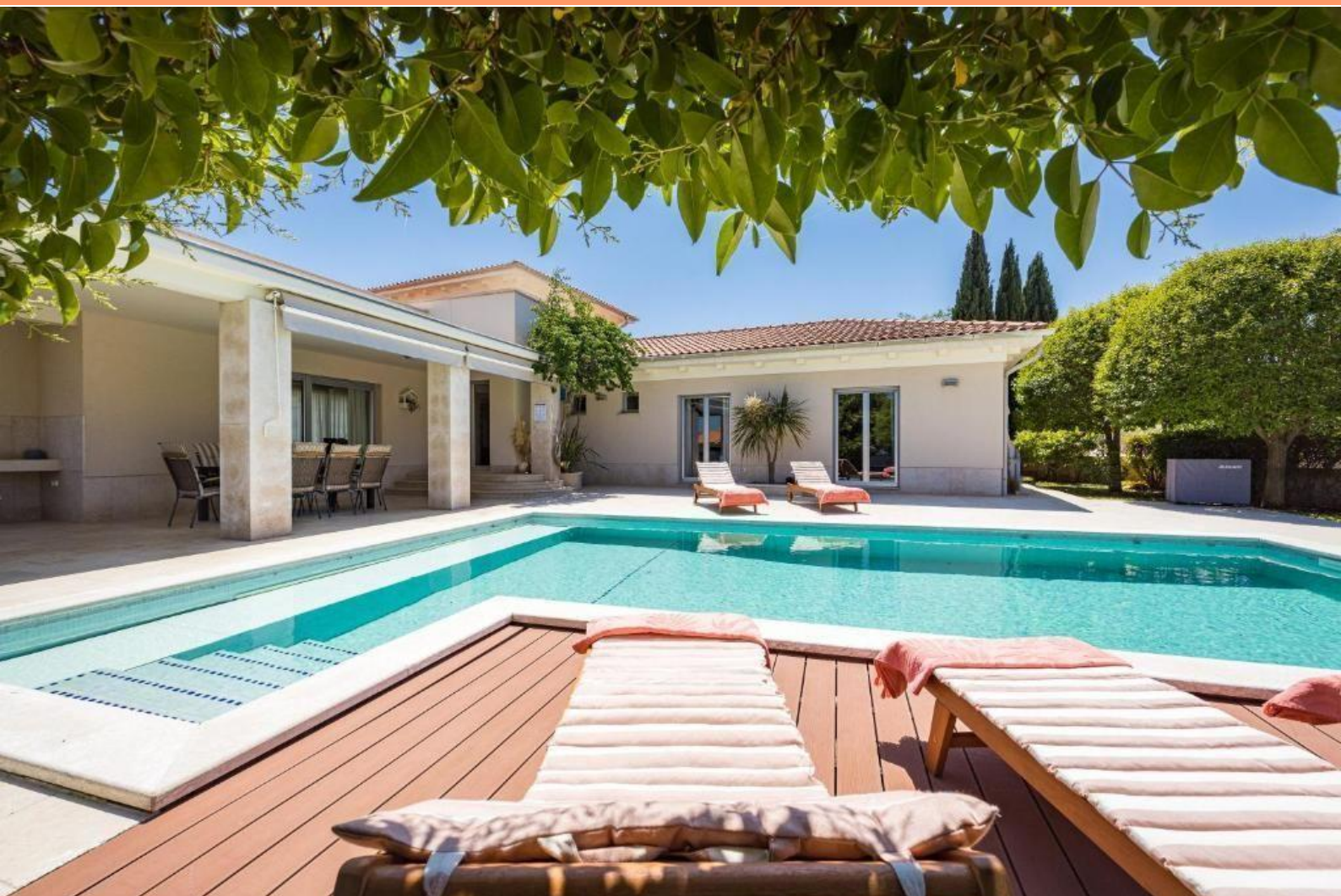


Villa

Banjole, Istria



Ref	RE-U-29490
Type	Villa
Region	Istria > Pula
Location	Banjole
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	277 sqm
Plot size	1073 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 1 500 000

Luxury Villa for Sale in Istria, Croatia - Exclusive Coastal Estate in Banjole!

Located in one of the most prestigious and peaceful areas of southern Istria, this extraordinary luxury villa for sale in Croatia is situated in the elite residential area of Banjole, only 200 meters from the marina and 400 meters from beautifully maintained beaches and the crystal-clear Adriatic Sea. Surrounded by Mediterranean greenery and luxury family homes, the property offers a rare combination of privacy, elegance, and premium coastal living.

Unlike many villas built exclusively for tourism rental purposes, this residence was originally designed as a private family estate. Every element of the property reflects superior construction quality, carefully selected materials, designer furnishings, and intelligent architectural planning focused on maximum comfort and functionality throughout the year.

The villa offers 277 m² of refined living space positioned on a beautifully landscaped 1,073 m² plot. Filled with natural light, the interior is defined by spacious open-plan living areas and large glass walls that create a seamless connection between the indoor and outdoor spaces. The elegant living room flows naturally toward the dining area and a custom-made Italian kitchen equipped with premium appliances and luxury finishes, while direct access leads to a covered summer terrace overlooking the heated swimming pool and private Mediterranean garden.

The property features five spacious bedrooms and multiple luxurious bathrooms, including an impressive master suite with access to a private terrace offering peaceful sea views and views of the surrounding greenery. The lower-ground level has been designed as an additional lifestyle space perfect for a private wine cellar, wellness area, SPA zone, fitness room, or entertainment lounge.

Outside, the villa provides complete privacy thanks to beautifully crafted stone walls and carefully maintained Mediterranean landscaping with automatic irrigation. The heated 56 m² saltwater swimming pool with automatic cover allows comfortable use during most of the year, while the spacious sun deck and covered terrace create a perfect environment for relaxation and entertaining.

Equipped with underfloor heating, central heating, air conditioning throughout, garage parking, and premium designer furniture included in the price, this villa represents one of the finest opportunities currently available on the Istrian real estate market.

Its exceptional location near Pula, Medulin, Premantura, Cape Kamenjak Nature Park, and Pula International Airport further increases both lifestyle value and long-term investment potential, making this villa in Istria for sale an outstanding choice for buyers seeking luxury real estate in Croatia.

Villa

Banjole, Istria



Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Garage
- Swimming pool
- Gym
- Spa
- Floor heating
- Garden
- Urbanized

Villa

Banjole, Istria



Price per m²:
5.415 €

Average price/m² of this type
in this region:
3.486 €

Median price/m² of this type
in this region:
3.542 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

Villa

Banjole, Istria



Villa

Banjole, Istria



Villa

Banjole, Istria



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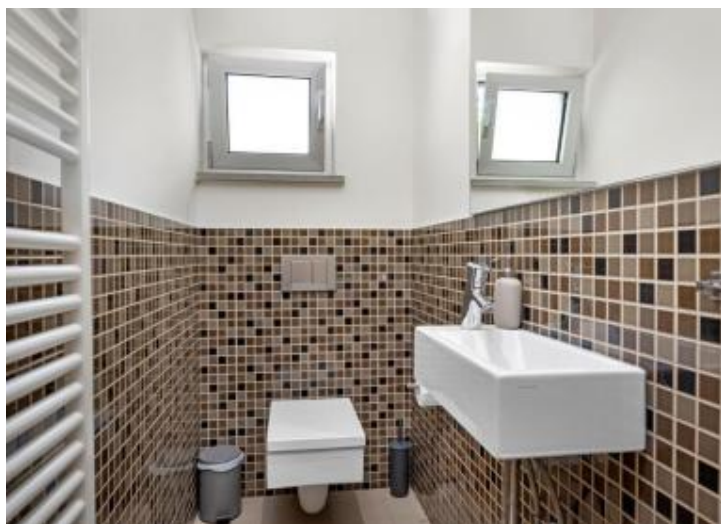
Villa

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