

# Villa

## Lupoglav, Istria



# Villa

## Lupoglav, Istria



<b>Ref</b>	RE-U-30843
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Lupoglav
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	270 sqm
<b>Plot size</b>	2100 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 394 000

An autochthonous Istrian stone house in Lupoglav is offered for sale!

This exceptional Istrian stone villa, built with high-quality craftsmanship, is situated in an ideal location for a serene and relaxing getaway, offering the utmost privacy amidst nature. It is perfect for those seeking to escape the hustle and bustle of city life, with numerous scenic promenades, challenging cycling and hiking trails right at your doorstep. The property also presents a rare opportunity to own a family retreat where you can disconnect from the fast-paced urban lifestyle, noise, and crowds.

Tucked away on the edge of a small, quiet settlement with few neighbors, this villa offers complete tranquility.

Spanning 270 m<sup>2</sup> of living space, the villa sits on a beautifully landscaped and fully fenced garden covering 2,100 m<sup>2</sup>, ensuring total privacy.

Upon entering, you are welcomed by the authentic warmth of Istrian interior design, featuring prominent stone accents on the walls and original solid wood furniture—each piece telling its own unique story. The attention to detail and high-quality renovation work are evident throughout the property, leaving a lasting impression.

The interior layout is designed for comfort and openness.

The ground floor features a large open-plan area with a high ceiling, flooding the space with natural light. Here, you will find a spacious living room perfect for socializing, complete with a functional wood-burning fireplace. A large dining area occupies the center of the space, leading to a modern kitchen that blends seamlessly with the rustic charm of the home. Additionally, on this level, there is a guest bathroom, a utility room, and a storage area, which the current owners plan to convert into a spa by the next season.

Upstairs, all the bedrooms are thoughtfully located. The master bedroom enjoys its own private section of the villa with an en-suite bathroom, accessed directly from the ground floor. The other two bedrooms, each with their own bathroom, are accessed via a staircase from the living room. Part of the upper floor features a cozy reading nook—a perfect spot to relax with a favorite book.

The villa is being sold fully furnished, including recently restored solid wood antique pieces that add great value and charm.

Outside, the expansive garden hosts an 8.70-meter round pool, perfect for spending quality time with family and friends. A brick barbecue area with a wooden gazebo provides the ideal setting for outdoor dining and gatherings.

Originally a traditional Istrian stone ruin, the villa underwent a complete renovation in 2013, incorporating modern solutions while maintaining its authentic character. Further investments were made this year to

# Villa

## Lupoglav, Istria



enhance the overall quality and comfort of the villa.

This remarkable property is a rare find—offering a perfect blend of tradition, luxury, and modern living in the heart of 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.

# Villa

## Lupoglav, Istria



Price per m<sup>2</sup>:  
1459 €

Average price/m<sup>2</sup> of this type  
in this region:  
3475 €

Median price/m<sup>2</sup> of this type  
in this region:  
3390 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



# Villa

## Lupoglav, Istria





# Villa

## Lupoglav, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



# Villa

## Lupoglav, Istria





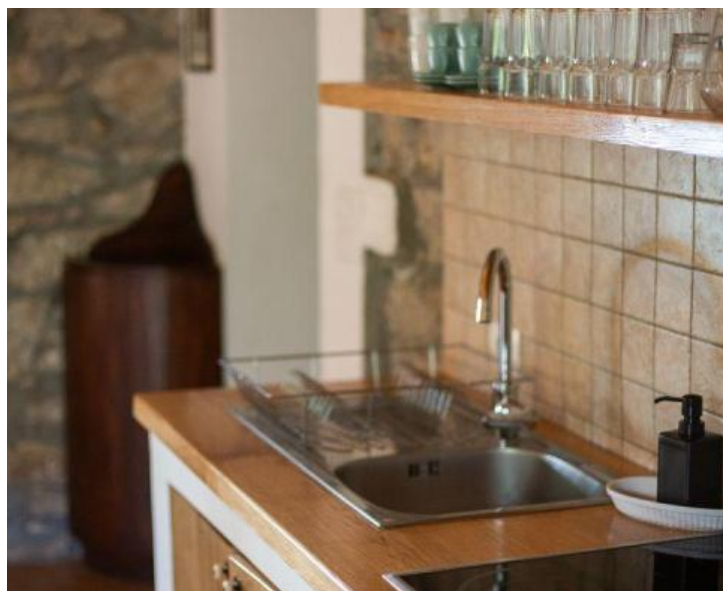
# Villa

## Lupoglav, Istria



# Villa

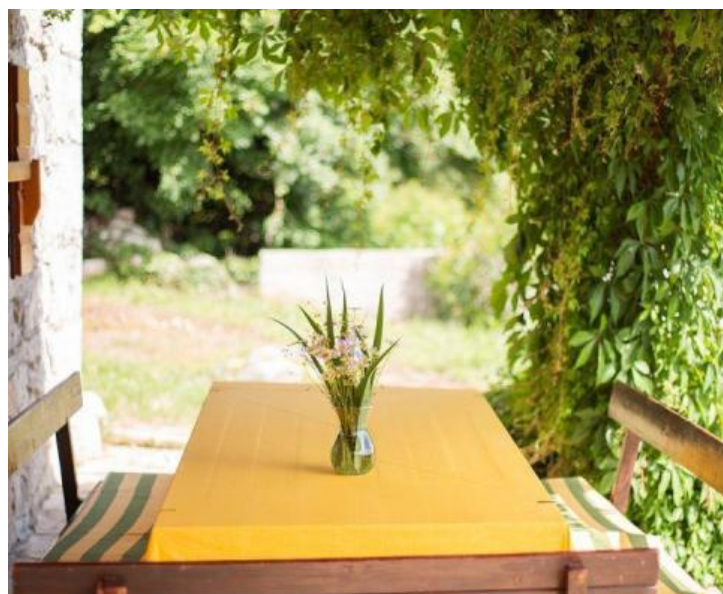
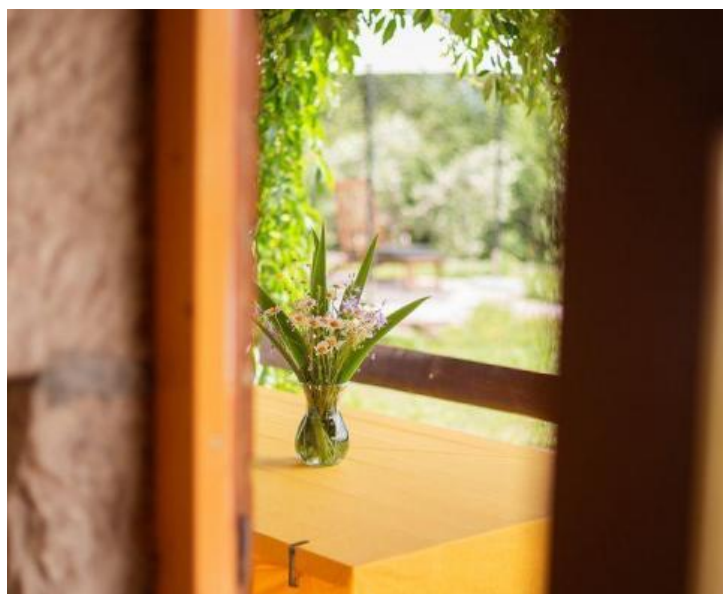
Lupoglav, Istria





# Villa

Lupoglav, Istria

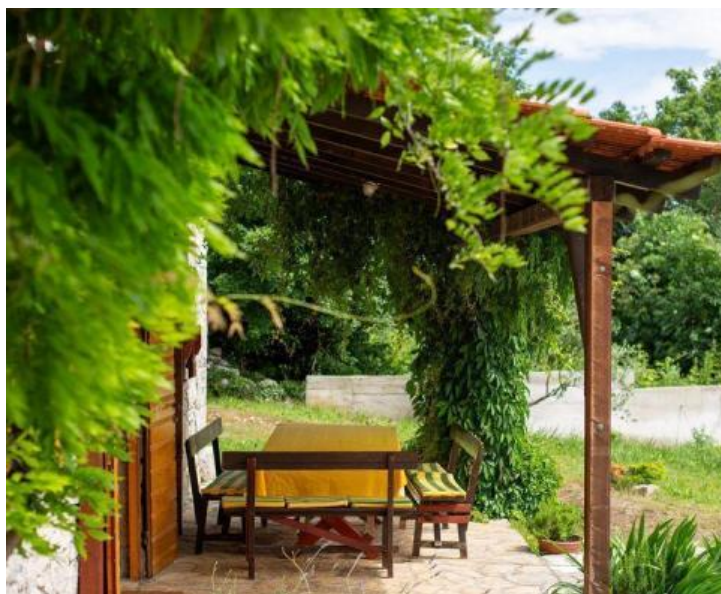


Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



# Villa

## Lupoglav, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



# Villa

## Lupoglav, Istria

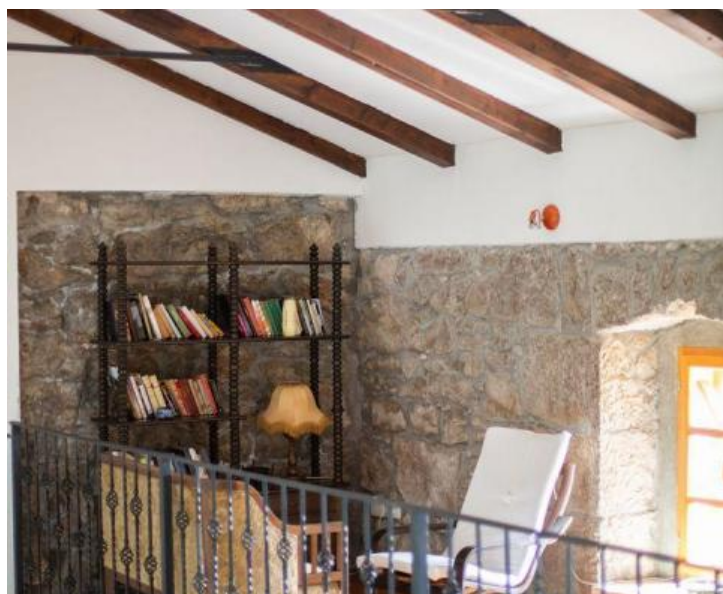


Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



# Villa

## Lupoglav, Istria





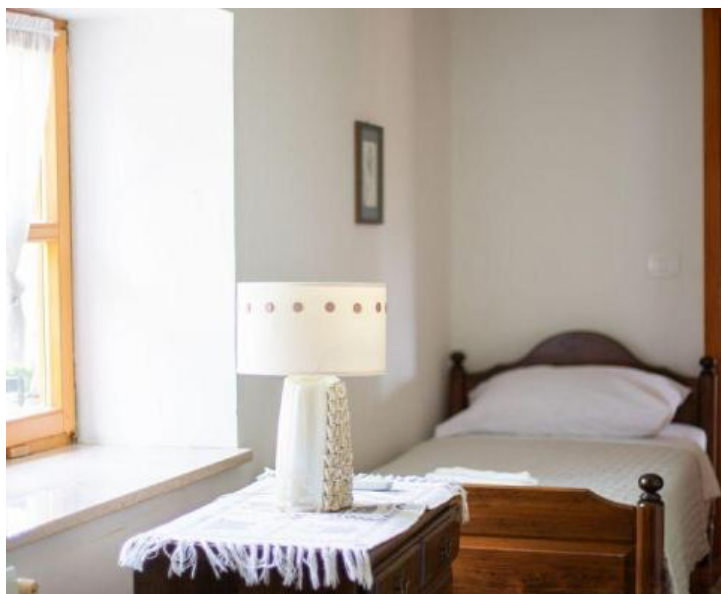
# Villa

## Lupoglav, Istria



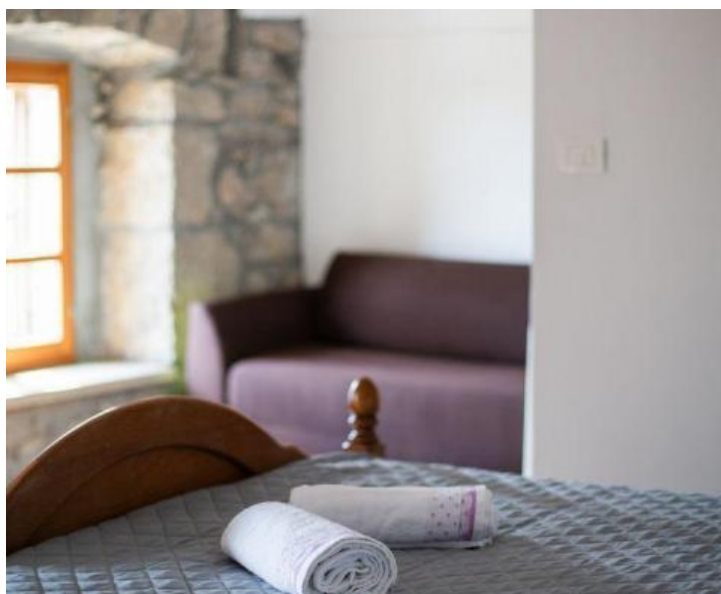
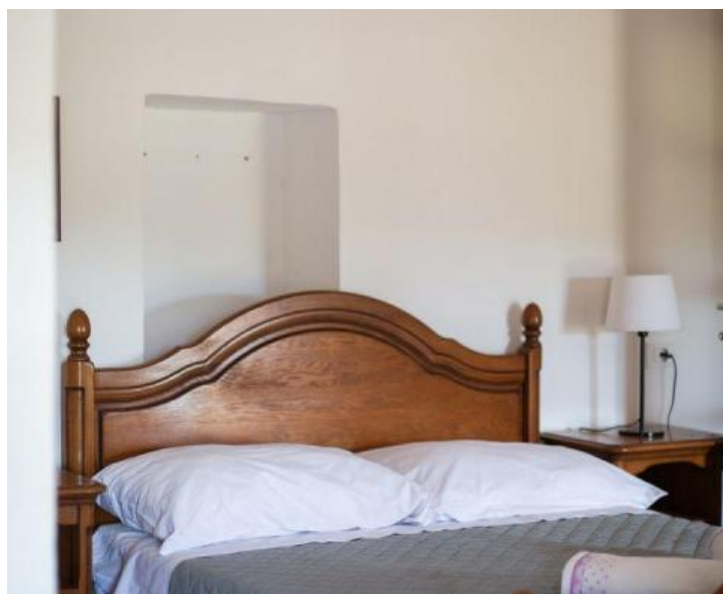
# Villa

## Lupoglav, Istria



# Villa

## Lupoglav, Istria

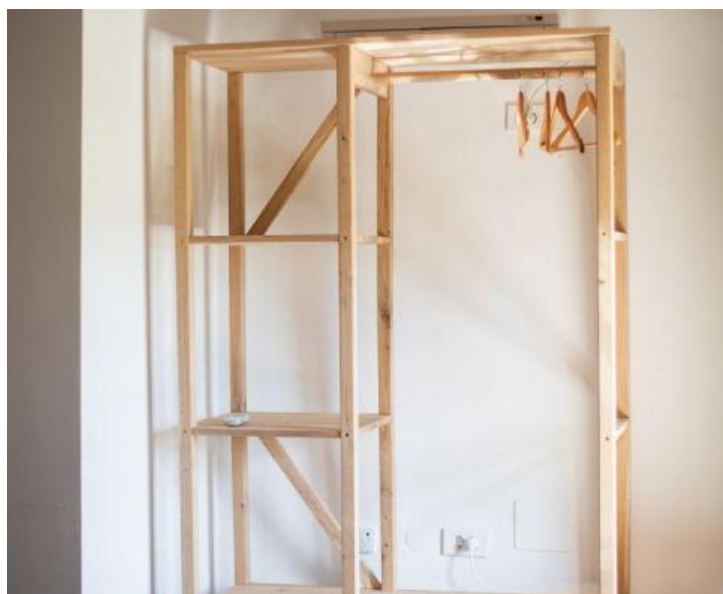
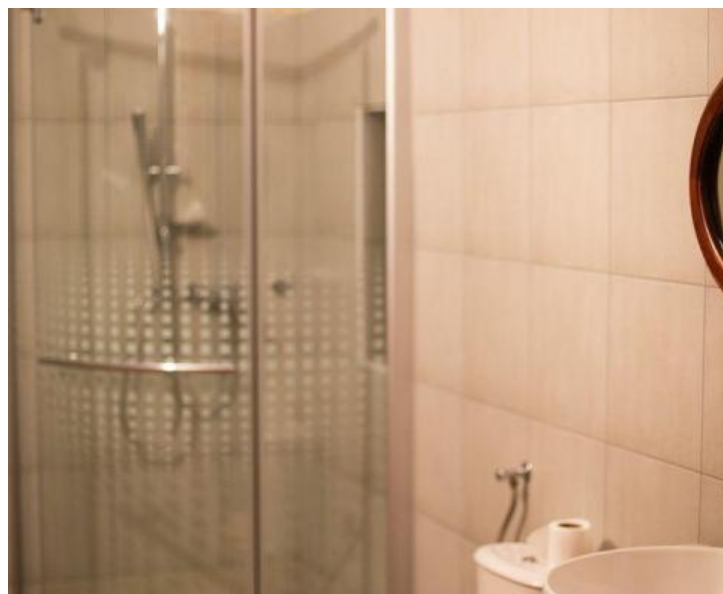


Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



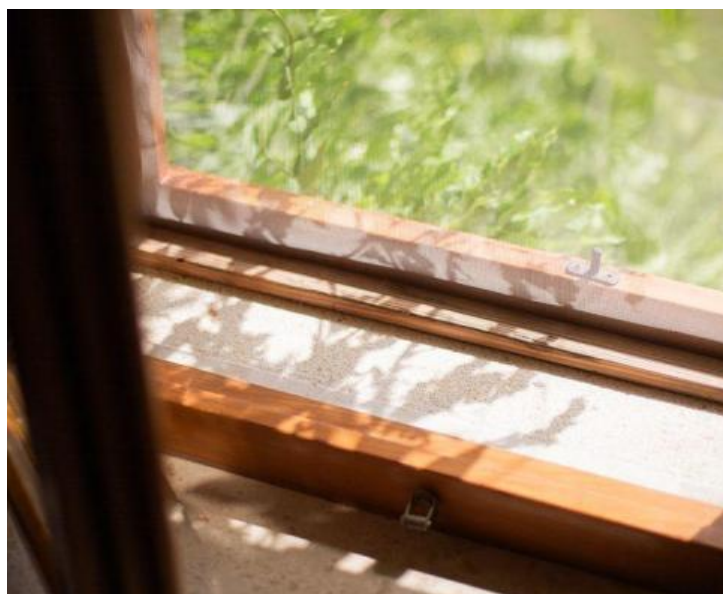
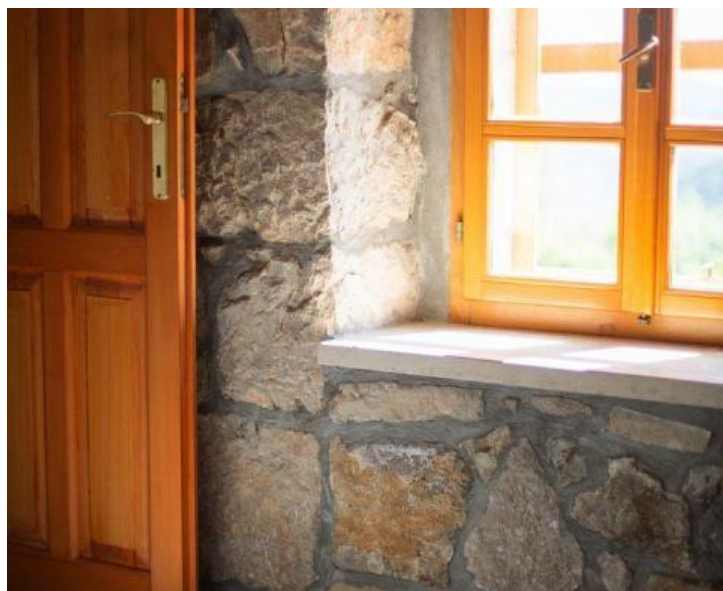
# Villa

Lupoglav, Istria



# Villa

## Lupoglav, Istria





# Villa

## Lupoglav, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



# Villa

## Lupoglav, Istria

