



## Luxury 2 Bed Villa For Sale in Skrinjari Istria Croatia



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Niall Madden  |
| Όνομα εταιρείας:  | Esales Property Limited   |
| Χώρα:             | United Kingdom  |
| Experience since: | 2002  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      | Property Type: Apartments   |
| Τηλέφωνο:         |   |
| Languages:        | English   |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 847,611.06 |

### Τοποθεσία

|                        |   |
|------------------------|---|
| Χώρα:                  | Croatia   |
| Νομός/Περιοχή/Επαρχία: | Istria  |
| Ταχυδρομικός κωδικός:  | 52470   |
| Δημοσιεύθηκε:          | 24/11/2025  |
| Περιγραφή:             | Luxury 2 Bed Villa For Sale in Skrinjari Istria Croatia |

Esales Property ID: es5554874

Škrinjari, Lovrečica  
Istria  
Croatia

Property Details – <https://istrianpearlvillas.com/>

A Pearl of Istria: Exclusive Two-Bedroom Luxury Villa in Škrinjari, Croatia

This exceptional offering presents a newly constructed, luxury two-bedroom villa, perfectly positioned in the tranquil, verdant heart of Istria, Croatia. Situated in the serene area of Škrinjari, the villa is a genuine Mediterranean retreat, providing a peaceful escape while maintaining seamless connectivity to the region's bustling coastal attractions. Residents benefit from the dual advantage of absolute quietude



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within a green setting, combined with easy access to the charming Venetian architecture and lively ports of Umag, a prominent seaside town known for its beaches and tennis tournaments. This is a property designed for comfortable year-round living or as a carefree, high-yield holiday haven, allowing owners and guests to fully immerse themselves in the rich cultural and climatic embrace of the northern Adriatic.

The design philosophy behind this villa centers on sustainable luxury and architectural harmony, ensuring the structure operates efficiently while providing unparalleled comfort. This is a genuinely eco-friendly design built using robust, environmentally conscious materials and sustainable construction techniques. The property is engineered to minimize its environmental footprint and deliver exceptionally low long-term operating costs—a significant advantage in the luxury market.

Central to this technological efficiency is the advanced climate control system, featuring a highly efficient heat pump that powers the comprehensive underfloor heating system. Together, these technologies guarantee a pleasant, consistent, and energy-efficient temperature across both floors throughout the entire year, from the peak heat of summer to the crispness of winter. Further enhancing efficiency and the aesthetic appeal are the expansive large glass surfaces that characterize the design. These floor-to-ceiling windows flood the interior spaces with plenty of natural light, blurring the lines between the contemporary interior and the lush Istrian landscape outside, and naturally reducing the need for artificial lighting during daylight hours.

This two-story villa has been masterfully laid out to ensure maximum functionality, light, and privacy. The open-plan ground floor is the vibrant social heart of the home, promoting effortless flow and connection. The living room, spacious dining area, and sleek, modern kitchen are combined into one bright, functional space, ideal for entertaining and family gatherings. Crucially, this entire space opens directly via the large glass doors onto the spacious terrace and the swimming pool, creating a single, integrated living environment that epitomizes the essential Mediterranean lifestyle.

The upper floor is dedicated entirely to rest and privacy. It features two main bedrooms, designed as private sanctuaries. Each bedroom is a spacious retreat boasting its own dedicated, luxurious en-suite bathroom. The central staircase thoughtfully separates the two bedrooms, ensuring optimal comfort and acoustic privacy for residents and guests. This intelligent division of space makes the villa highly desirable for multiple couples or a small family.

The outdoor spaces are meticulously designed to maximize enjoyment of Istria's famed climate and landscape. The cornerstone of the exterior is the dedicated outdoor kitchen and terrace, which creates a perfect, shaded space for summer gatherings, al-fresco dining, and the preparation of Mediterranean culinary delights, such as fresh seafood or regional barbecue. Just steps away lies the spacious swimming pool, covering an area of approximately 26.60 m<sup>2</sup>. This generous pool area offers ample space for sunbathing, relaxation, and fun, serving as the focal point for outdoor activities across all seasons.

Practicality is woven into the design. The villa includes an essential additional storage room, useful for securing seasonal equipment, bicycles for exploring the region, garden furniture, or sports gear. Furthermore, the property boasts a large, comfortable parking area, providing a generous 77.24 m<sup>2</sup> parking space that ensures enough room for multiple vehicles, a critical convenience for a luxury residence. Combined with its eco-friendly construction, heat pump technology, and underfloor heating,



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this villa represents a synthesis of top-level comfort, low operating costs, and a genuine care for the natural Istrian environment.

## ABOUT THE AREA

Istria is Croatia's largest peninsula, often likened to Tuscany or Provence due to its incredible culinary scene, stunning coastal towns, and rolling, inland hills. Shaped by centuries of Venetian and Austro-Hungarian influence, the region offers a distinct blend of cultures, with Italian widely spoken alongside Croatian. The coastline is dotted with historic gems like Pula, famous for its remarkably preserved Roman amphitheater, Rovinj, a picturesque town known for its Venetian architecture and towering church spire, and Poreč, which features the UNESCO-listed Euphrasian Basilica. Istria's shores are characterized by clear turquoise waters and a mix of rocky and pebble beaches, perfect for sailing, swimming, and exploring the Adriatic.

While the coastline draws many visitors, the Istrian interior offers a dramatic contrast and is equally captivating. This area is characterized by medieval hilltop towns such as Motovun and Grožnjan, which offer panoramic views of the verdant landscape. The inland region is the heart of Istria's globally renowned gastronomy. The cool, damp soil is perfect for cultivating grapes, resulting in excellent local wines like Teran and Malvazija, and its oak forests are a major source of the prized white truffle. The cuisine focuses heavily on fresh seafood, homemade pasta (like fuži), and high-quality olive oil. The region successfully marries historical charm with a sophisticated, modern lifestyle centered around authentic, farm-to-table dining experiences.

Despite its reputation as an exclusive destination, Istria is highly accessible, making it popular with European and international travelers. The primary airport serving the peninsula is Pula Airport (PUY), situated near the city of Pula at the southern tip of Istria. Pula Airport offers direct seasonal flights to many major European cities, particularly during the summer. For year-round connectivity and flexibility, travelers often use the airports in nearby countries, which are just a short drive away. These include Trieste Airport (TRS) in Italy and Ljubljana Jože Pučnik Airport (LJU) in Slovenia, both of which provide quick and easy road access across the border into the Istrian peninsula.

## MAiN FEATURES:

- \* 65m<sup>2</sup> of living space
- \* 380m<sup>2</sup> plot
- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com



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## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 2       |
| Μπάνια:                       | 2       |
| Τελειωμένα τετραγωνικά πόδια: | 65 τ.μ  |
| Μέγεθος αυλής:                | 380 τ.μ |

## Utility details

|          |     |
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| Heating: | Ναί |
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.937.756

