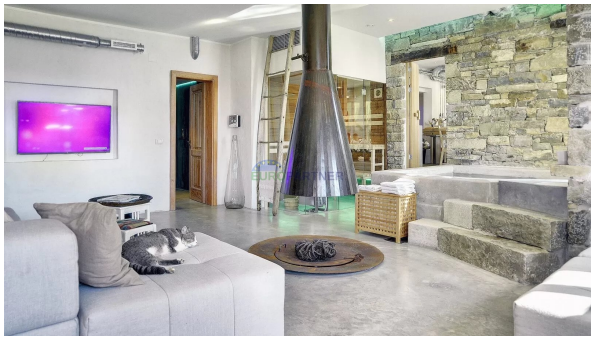
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Code :	00337
Location :	Grožnjan
Building area :	326 m2
Land area :	11349 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	2 km
Distance from the sea :	15 km

Price : 4.500.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2016
Condition :	Renovated

AMENITIES

Number of parking spaces :	8
Pool :	Yes
Sauna :	Yes

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Occupancy permit :	Yes

Imagine a place where time stands still, and every moment is a celebration of the senses – this is Torrecorta, an Istrian paradise where luxury and hedonism coexist in perfect harmony. As if Dionysus himself had walked these hills and chosen the perfect spot, this estate invites you to a complete escape from everyday life.

The journey begins like a magical adventure: a winding forest road dissolves stress with every turn. You ask yourself: “Where am I?” And just when you think you might be lost, a fairytale stone villa emerges – a breathtaking first sight. Perched on a cliff, overlooking rolling hills, lavender fields, and olive groves, the view might remind you of Tuscany, yet it bears the unique signature of Istria.

On the site of a former rustic stone barn, the romantic estate “Torrecorta” has emerged, a favorite retreat for world-renowned artists, musicians, and athletes. Each villa on the estate tells its own story:

Villa One (150 m2) with expansive glass facades and unobstructed

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views blends living and sleeping areas into a refined open-space of 10 x 5 meters. An additional room can be tailored to your desires – office, bedroom, or private gym – ideal for moments of total intimacy.

Villa Two (150 m2) with a newly built dependance (120 m2) and its iconic tower offers ultimate luxury: three spacious bedrooms with en-suite bathrooms, a wellness area with Jacuzzi and sauna, rooftop terrace for romantic sunsets, two living rooms, two fully equipped kitchens, and a private home cinema nook. Stone sinks by the window are as much a work of art as they are functional – every detail designed to enchant.

A sophisticated sound system fills the entire estate with music, while state-of-the-art security ensures absolute privacy.

The pinnacle of hedonistic living is the 100 m2 infinity pool, seamlessly integrated into the landscape with breathtaking views. Nearby, the outdoor fitness and lounge area invite complete relaxation, while fragrant Mediterranean gardens create a sense of perfect harmony.

The estate sits on a large plot without neighbors – a rare luxury of privacy in Istria. Its proximity to Grožnjan, the world-renowned art center, adds an extra layer of exclusivity and makes this estate a timeless investment.

This is not just a villa – it is a lifestyle philosophy, a hedonistic paradise for those who seek more than a home: ultimate comfort, prestige, freedom, and an intimate Istrian experience that awakens all the senses.