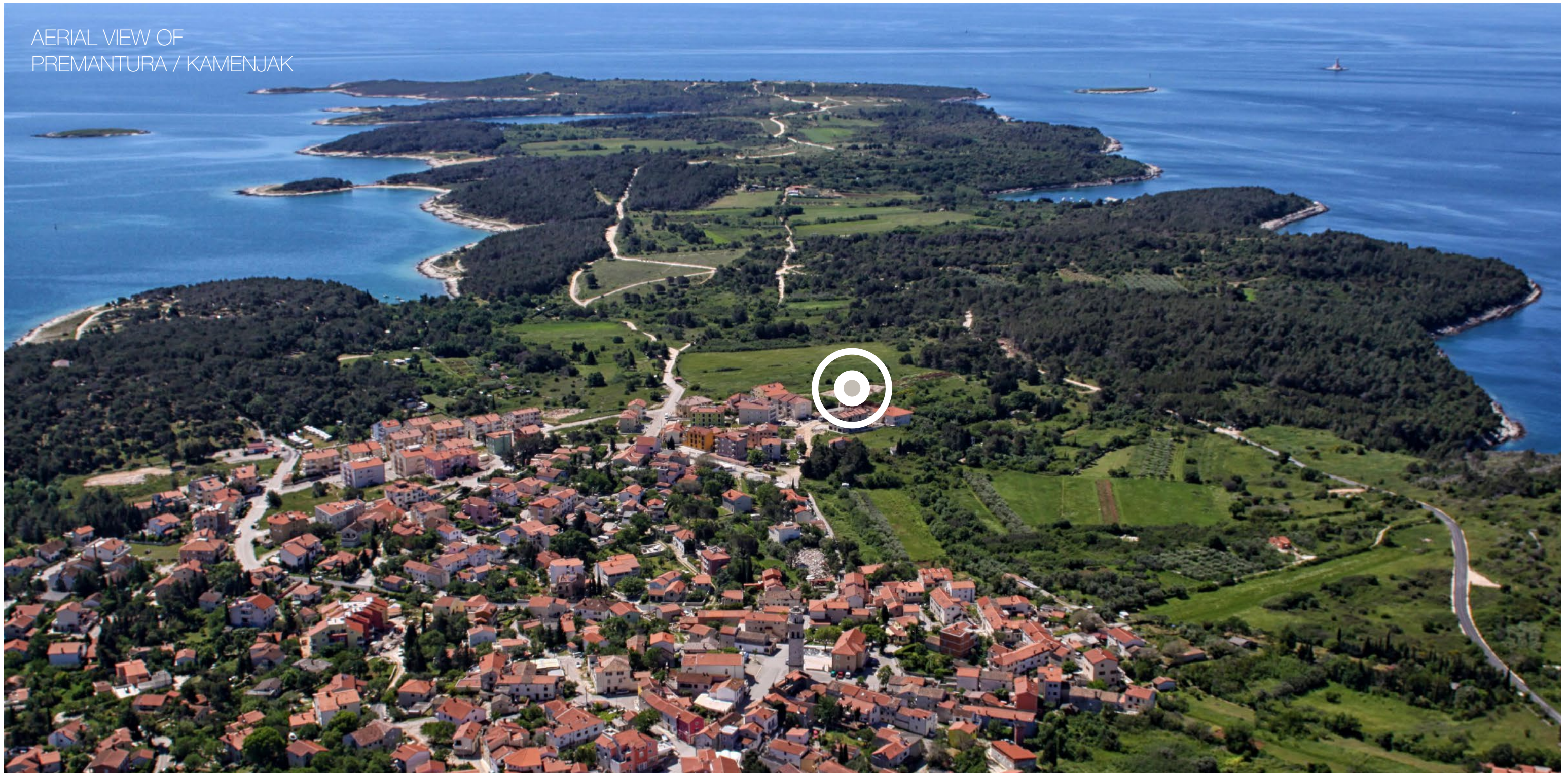


VILLA / PREMANTURA

MODERN MEDITERRANEAN COMFORT



AERIAL VIEW OF
PREMANTURA / KAMENJAK



VILLA / PREMANTURA / ISTRIA / CROATIA

LOCATION

Known for its crystal-clear blue water, Premantura is the southernmost town of the Istrian peninsula and the last inhabited settlement before the protected and uncontaminated area of the Kamenjak

National Park - listed among the Top 10 summer destination worldwide by National Geographic in 2011. Positioned in the southernmost land plot of the peninsula, Villa Premantura enjoys a premium

location; it is surrounded by the sea on three sides and situated only a few steps away from the entrance to the Kamenjak National Park.

- BEACH 150m
- MARINA 5 km
- AIRPORT 7 km
- CITY OF PULA 10 km
- GROCERIES 250m
- HOSPITAL 10 km



THE CONCEPT

“TODAY’S WAY OF LIFE AND OUR CLIENTS’ DEMANDS HAVE GIVEN US A DIRECTION IN THE CREATION OF THE UNIQUE, MODERN, AND COMFORTABLE VACATION VILLA SITUATED IN A REMARKABLE NATURAL LOCATION. THE UNIQUE EXPERIENCE OF THE ISTRIAN LANDSCAPE AND ITS COLORFUL VIEWS BLEND INTO ONE WITH THE INTERIOR SPACES OF OUR VILLA TO CREATE A DISTINCTIVE ENVIRONMENT FOR RELAXATION AND LEISURE.

THE CONCEPT HAS TO BE TRUE IN ALL OF ITS ELEMENTS; IN THE INTERIOR AND THE EXTERIOR. THE PROJECT NEEDS TO PLACE THE CONCEPTUALIZED BUILDING IN THE EXACT TIME AND PLACE OF ITS CREATION“

DEAN PETEH AND LINA STEPANČIĆ
CEJA VACATION HOMES ARCHITECTS, INDIGO ARCHITECTURAL STUDIO



THE VILLA

MODERN MEDITERRANEAN COMFORT

To make the most of this superior location, the living areas and the terrace are intentionally located on the highest floor to provide exceptional views with a width of over 200°. A spectacular sight is offered to

the East across the Premantura bay, all the way to Mali Lošinj and Unije Islands and to the open sea and to breathtaking sunsets to the West.

LIVING AREA 300 m²

PLOT 760 m²

BEDROOMS 4

BATHROOMS 4

POOL 45 m²

VIEW 200°



ATMOSPHERIC QUALITY
OF SPACE



THE VILLA

ATMOSPHERIC QUALITY OF DESIGN

The luminous living room and the spacious covered terrace are located on the top floor, which also comprises a fully equipped kitchen and a bedroom with its bathroom. The en-suited master bedroom with a

panoramic view to the sea is set on the middle floor together with two additional bedrooms, each with its bathroom. The ground floor is designed as a social space for leisure and relax or fitness.

A second spacious covered terrace, equipped with an outdoor kitchen, and the pool area are surrounded by a Mediterranean garden, enriched by an over 100-year-old olive tree.



THE VILLA DETAILS



Plot area 760 m²

Net internal house area 257.91 m²

Area of the covered ground floor terrace 38.09 m²

Area of the covered second floor terrace 32.82 m²

Advanced central systems for heating, cooling, and water heating through heat pump

Heat pumps with energy contribution from solar collectors

Low temperature floor heating throughout the entire house

Fan coil units hidden in the suspended ceilings or floors to cool the house

High end interior and exterior floor coverings made from hardwood and ceramic/stone tiles

Top quality Italian bathroom equipment for sanitary facilities

Sun protection provided by motorized aluminum window blinds and sliding aluminum window shutters

Advanced lighting system of the building and its surrounding featuring scene and work regime programming options

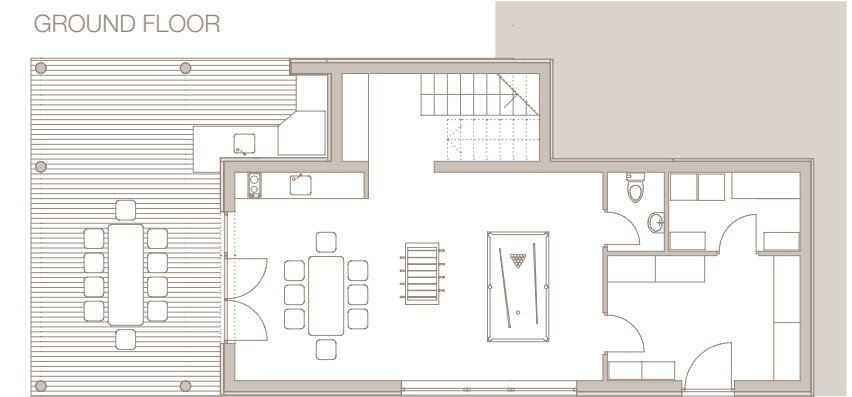
Swimming pool size 45 m²

Swimming pool is equipped with automated hidden floating thermal cover to effectively reduce heat dispersion of the water

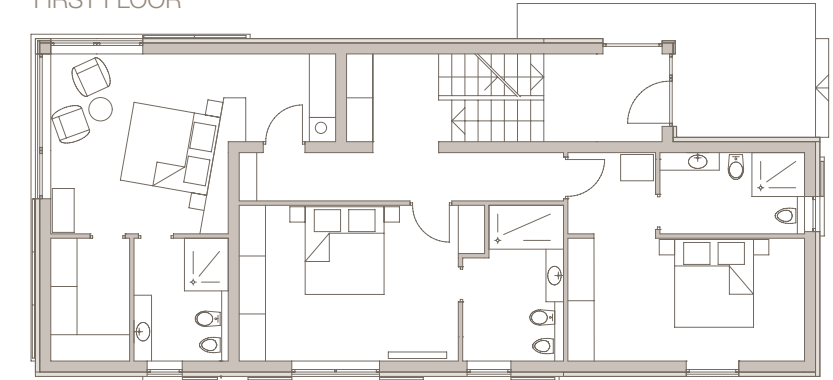
Pool basin made with Pebble Tec finishing

THE VILLA FLOOR PLANS

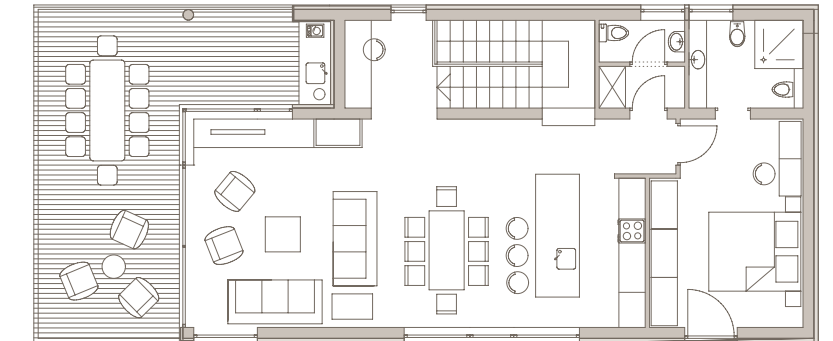
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Ceja d.o.o.

Japodska ulica 62

52100 Pula, Croatia

info@ceja.hr

www.ceja.hr