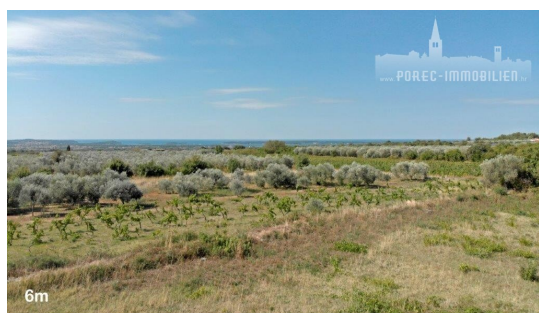




Code :	01088
Location :	Vodnjan
House Type :	Detached house
Building size :	240 m ²
Lot size :	1363 m ²
Distance from center :	1000 m
Distance from sea :	6000 m
Number of floors :	2
Number of rooms :	0
Number of bedrooms :	4
Number of bathrooms / WC :	3 / 1
Number of parking lots :	2
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Solar heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : on request €

For sale is a beautiful villa of modern design with a panoramic view of the sea, vineyards, olive groves, and Brijuni National Park.

This villa is located on a landscaped plot of 1363 m² and consists of a ground floor with a net square footage of 140 m², a first floor with a net square footage of 100 m², and outdoor covered areas with a net square footage of 227 m².

The ground floor consists of an entrance hall with a small wardrobe, a kitchen, a dining room, and a living room of 56 m², a bedroom with a



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bathroom, a wellness area with a sauna and a shower, and a boiler room. The large living room leads to a covered lounge terrace, a beautifully landscaped garden with a large heated swimming pool, dimensions 15x3.5 m with salt water, and a sunbathing area.

An internal staircase leads to the first floor, which consists of three bedrooms, each with access to a covered terrace with a beautiful view of the Istrian landscape and the Adriatic Sea.

Two bedrooms share one bathroom, while the master bedroom has its en-suite bathroom.

Heating and cooling: underfloor heating + fan coils via a heat pump, and solar panels.

Aluminum exterior carpentry with electric blinds is installed throughout the villa, and video surveillance and an alarm system are installed for security.

Two parking spaces are provided in the rear part of the land.

At this stage of construction, the potential buyer can participate in the design, and the villa is for sale completely furnished.

The planned completion of construction is at the beginning of 2024.