



Code :	01091
Location :	Vodnjan
House Type :	Detached house
Building size :	218 m ²
Lot size :	689 m ²
Distance from center :	1000 m
Distance from sea :	6000 m
Number of floors :	2
Number of rooms :	6
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
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : on request €

In a small Istrian town not far from Pula and the airport, in the middle of olive groves and vineyards, began the construction of a modern villa with a heated pool and a beautiful view of the sea and the Istrian landscape. The villa is located on a plot of 689 m² and consists of a ground floor and a first floor.

The ground floor consists of an entrance hall, spacious living room, dining room, an open-style kitchen, two bedrooms, a bathroom, guest toilet, and boiler room. An internal staircase leads to the first floor, which consists of two bedrooms, each with a bathroom, wellness area with sauna and shower,



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and covered outdoor kitchen and lounge of 34.2 m².

A 12x3m swimming pool with a sunbathing area is located in a beautifully landscaped garden.

Heating and cooling are through underfloor heating and fan coils, floor coverings are made of parquet and high-quality ceramics, an alarm system and video surveillance are installed throughout the villa and the land, and the exterior carpentry is made of aluminum.

The villa has two parking spaces and is for sale fully furnished and ready to move in or rent.

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