

Vodnjan, moderna novoizgrađena vila s bazenom, Vodnjan, House



Seller Info

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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

Listing details

Common

Title: Vodnjan, moderna novoizgrađena vila s bazenom
Property for: Sale
House type: detached
Property area: 174 m²
Lot Size: 666 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 2
Price: 750,000.00 €
Updated: Jan 18, 2024

Condition

Newbuild: yes
Built: 2023

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Vodnjan
City area: Vodnjan
ZIP code: 52215

Additional information

Energy efficiency: In preparation



Heating

Central heating: yes

Parking

Garage: yes
Number of parking spaces: 4

Description

Description: Vodnjan, modern newly built villa with pool. Vodnjan, located in southern Istria, about 10 kilometers north of Pula, is a charming town best known for its olive oil production. Walking through the old part of the city, you will notice numerous historical periods: Gothic, Renaissance and Baroque. Thanks to its rich history, favorable climate and exceptional natural beauty, Vodnjan and its surroundings delight with its charm and cultural heritage, as well as its olive groves with as many as half a million olive trees. In the vicinity of Vodnjan, about 5 km from the center of Vodnjan, and about 10 km from the sea, we offer for sale this modern newly built villa with a swimming pool. The villa consists of two floors with a total area of 174 sqm. It is located on a plot of land of 666 sqm. The location is well connected to Vodnjan, but quiet and pleasant enough for a permanent stay. On the ground floor of this beautiful building is the living area, which consists of an open kitchen, dining room and living room with a large glass wall that leads to a terrace with a pool of 40 m², and a bathroom. On the ground floor there is also a garage for one vehicle and the building's boiler room. The area of the sunbathing area and swimming pool is perfectly connected to the living area of the villa and is

designed in such a way that it is connected to the open and lighted area of the living area of the villa. The staircase leads us to the upper floor of the villa, the night part of the building, which consists of three bedrooms. Two bedrooms, each with its own wardrobe, share a spacious bathroom. The master bedroom has its own wardrobe, a bathroom and a spacious balcony with a beautiful view of the surroundings and the sea. Heating and cooling of this villa is done through ventilation ducts connected to central heating (Mitsubishi brand system), additionally there are underfloor heating in the bathrooms. The entire interior of the property is custom-made and equipped with high-quality household appliances. During construction, attention was paid to details, the quality of built-in materials and ambient lighting. The pleasant and fenced yard contains a spacious sunbathing area, and a 4x8 swimming pool (blue mosaic ceramic) with an automated maintenance system and a system for counter-current swimming. In addition to the garage, there are spaces for 3-4 cars in the outdoor parking lot. Vodnjan, modern newly built villa with pool, in addition to the possibility of using it for a pleasant permanent family life, also offers the possibility of returning the invested funds through the rental of the building as a villa with a swimming pool for vacation. ID CODE: 1484

Additional contact info

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