

Villa

Vodnjan, Istria



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Ref	RE-U-31561
Type	Villa
Region	Istria > Rovinj
Location	Vodnjan
Front line	No
Sea view	No
Distance to sea	2500 m
Floorspace	160 sqm
Plot size	649 sqm
No. of bedrooms	5
No. of bathrooms	3
Price	Price upon request

Villa with swimming pool in Vodnjan!
Total area is 160 sqm. Land plot is 649 sqm.

This villa, completed at the end of 2022, is designed as a private family residence spread across two floors. Every square meter has been carefully utilized to ensure maximum comfort and simplicity.

On the ground floor, you'll find an entryway with a wardrobe area leading into an open-concept living space filled with natural light. This area includes a modern, fully equipped kitchen with an island, a spacious dining room large enough for the whole family, and a comfortable living area with access to the pool deck and covered summer terrace. Additionally, the ground floor features a bedroom, a guest bathroom, and a utility room with a laundry area.

The upper floor, accessible via an interior staircase with wooden finishes, hosts four more bedrooms. Two of these share a terrace with stunning views of the sea, the Brijuni Islands, and sunsets. One bedroom has an en-suite bathroom, while the others share an additional bathroom.

The villa boasts high-quality materials throughout, such as stone flooring in the living areas and hallways, premium ceramics in the bathrooms, and luxurious parquet flooring in the bedrooms. Underfloor heating ensures comfort year-round.

Exterior Description:

The villa sits on a generous 649 square meter plot, leaving 486 square meters of garden space after accounting for the villa, pool, and auxiliary building. The courtyard includes a central 32 square meter pool, a beautifully landscaped Mediterranean garden, and a covered summer kitchen perfect for entertaining. There's also a storage area for pool and garden maintenance supplies, an outdoor toilet, and a basement space below the summer kitchen.

For families, the entire property is enclosed, providing ample safe green space for children to play. Additionally, there is parking for four cars, with the option to add covered spaces.

Location Description:

This villa is ideal for those who enjoy spending time outdoors with family and friends. The owners chose a location that offers privacy without sacrificing convenience, with essential amenities within a 2 to 3-minute drive.

Surrounded by lush greenery, the villa provides a sense of tranquility and privacy. Shops, schools, restaurants, and cafes are just a short drive away. Beautiful beaches and a seaside promenade are only 4 km from the villa, including the charming town of Fažana, which offers restaurants, cafes, and ferry access to the Brijuni Islands.

Nearby, the village of Peroj features natural rocky beaches 4.5 km away, and the city of Pula, with its vibrant

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nightlife, historical sites, and stunning beaches, is only 10 km away.

This villa perfectly combines peace, privacy, and the luxury of a simple, modern lifestyle. Its breathtaking views of the landscape and sea are truly captivating, making it an excellent opportunity for those looking to invest in a property suitable for tourism rentals.

Additional Information:

- The villa is sold furnished.
- It includes underfloor heating and air conditioning in every room, as well as a chimney with the option to install a pellet or wood stove.
- The property ownership is clear.

For further questions, additional information, or to schedule a viewing of the villa and its location, please feel free to contact us!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Average price/m² of this type
in this region:
3543 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

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