

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10603
Location :	Vodnjan
Building size :	173 m ²
Lot size :	1294 m ²
Garden size :	0.00 m ²
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2011

Price : 830.000 €

For sale is a modern and elegant villa with an area of 173 m², situated on a spacious plot of 1294 m² in a quiet location just a 10-minute walk from the center of Vodnjan. The villa has been built with attention to detail and is regularly maintained – renovated every 4-5 years (new facade, furniture).

The villa consists of:

- A spacious living room with plenty of natural light and direct access to the terrace
- A modern, fully equipped kitchen with a dining area
- 3 bedrooms
- 2 bathrooms
- A large covered terrace with a dining table and a view of the pool
- A barbecue area in the garden
- A recreation and relaxation space.

Outdoor area:

- Heated pool with a jacuzzi section
- Well-maintained garden with artificial grass and olive trees
- Privacy and a tranquil environment
- Multiple parking spaces

Equipment and amenities:

- Underfloor heating throughout the house
- Pool heating
- Air conditioning
- Furnished and ready for use or rental
- Established rental business – an excellent investment!

From the terrace and the upper floor, there is a panoramic view

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of the Brijuni Islands and the city of Pula.

This villa is ideal for family living, but also as a tourist investment with proven results.

For more information, please