

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11242
Location :	Vodnjan
Building size :	161 m2
Lot size :	585 m2
Garden size :	0.00 m2
Distance from center :	1100 m
Distance from sea :	6000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	4
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 650.000 €

Modern House with Pool and Sea View - Galižana, Istria

For sale is a modern private house located in a quiet part of Galižana, just a 13-minute drive from Fažana, the sea, and beautiful beaches. The house is situated next to a forest, ensuring complete privacy, tranquility, and a natural environment, with an unobstructed sea view from the upper floor.

The planned completion of construction is May 2026, and the property is being sold as a "turnkey" solution, ready for occupancy or tourist rental without any additional investment.

The house is set on a plot of 750 m², of which approximately 580 m² is undeveloped garden space, ideal for outdoor enjoyment and further landscaping according to personal preferences. The total living area is 161.5 m², distributed over 84 m² on the ground floor and 77.5 m² on the first floor.

The ground floor is designed as a spacious living area and consists of a cozy living room connected to the kitchen and dining area, a bathroom, a storage room, a hallway, and a covered terrace with direct access to the pool and garden.

On the first floor, there are three comfortable bedrooms, four bathrooms, a hallway, and two covered terraces with stunning sea views, further emphasizing the exclusivity of this property.

Technical specifications:

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- Air conditioning for heating and cooling, underfloor heating throughout the house
- Aluminum joinery with double glazing
- Septic tank
- Private parking
- Pool
- Jacuzzi

Location advantages:

- Peaceful and authentic Istrian village
- Proximity to Pula, Fažana, and the sea
- Quick access to the highway
- Surrounded by nature and greenery
- Shops, schools, restaurants, and all amenities just a few minutes away

This property is ideal for luxurious family living, vacationing, or as an excellent investment for tourist rental.

For additional information, floor plans, or to arrange a viewing, please feel free to contact us: