

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|                               |         |
|-------------------------------|---------|
| <b>Code :</b>                 | 11243   |
| <b>Location :</b>             | Vodnjan |
| <b>Building size :</b>        | 161 m2  |
| <b>Lot size :</b>             | 530 m2  |
| <b>Garden size :</b>          | 0.00 m2 |
| <b>Distance from center :</b> | 1100 m  |
| <b>Distance from sea :</b>    | 6000 m  |
| <b>Number of floors :</b>     | 2       |
| <b>Number of bedrooms :</b>   | 3       |
| <b>Number of rooms :</b>      | 3       |
| <b>Number of bathrooms :</b>  | 3       |
| <b>Seaview :</b>              | Yes     |
| <b>Parking :</b>              | Yes     |
| <b>Air conditioning :</b>     | Yes     |
| <b>Energy efficiency :</b>    | A+      |
| <b>Year of construction :</b> | 2027    |

Price : 600.000 €

Modern house with pool and sea view — Galižana, Istria

A private house for sale in the quiet village of Galižana, just a 13-minute drive from Fažana and the sea. Located next to the forest, the house is undeveloped, which guarantees privacy and natural views.

Completion date: 2027.

The house is sold on a turnkey basis.

Key features:

Plot size: 690 m<sup>2</sup>, undeveloped plot area - approx. 530 m<sup>2</sup>  
Total living area: 161.5 m<sup>2</sup> (84 m<sup>2</sup> ground floor + 77.5 m<sup>2</sup> second floor)

Layout:

Ground floor: living room with kitchen and dining room, bathroom, storage room, hallway and covered terrace  
Second floor: three bedrooms, three bathrooms, hallway and two covered terraces with sea view

Technical specifications:

- Heating and cooling - air conditioning + underfloor heating throughout the house

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- Aluminum windows with double glazing
- Septic tank
- Private parking and swimming pool

Advantages of the Galižane location:

- \* Quiet residential area with an authentic atmosphere and close to Pula and Fažana.
- \* Convenient access to the highway, while surrounded by nature.
- \* Shops, schools, cafes, beaches and the Fažana promenade are just a few minutes away.

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