

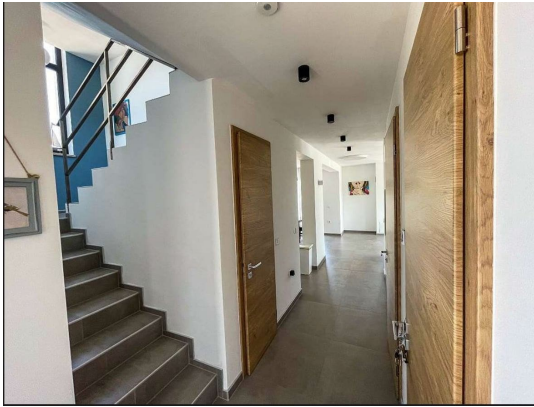
ISTRIA ADRIA

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Code :	12181
Location :	Vodnjan
Building size :	165 m2
Lot size :	460 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Seaview :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2019

Price : 698.000 €

For sale is a modern detached villa in Peroj, Istria, built in 2019 and located about 800 meters from the sea. The house has 134 m² of living space spread over three levels and is situated on a plot of approximately 460 m².

The villa features three bedrooms and two modern bathrooms, as well as an open living room connected to the kitchen and a kitchen island. Large glass walls connect the interior space with the landscaped garden, creating a bright and airy atmosphere.

Each room has access to a balcony, and an additional highlight of the house is the large rooftop terrace with panoramic views of the sea, the old town, and nature. The south-facing garden is planted with fruit trees, lavender, and grapevines, and includes a seating area, a stone barbecue, and a solar outdoor shower.

The house is equipped with Smart Home technology, a solar system, underfloor heating and cooling, air conditioning in all rooms, a heat pump, and triple-glazed windows, ensuring high energy efficiency.

The property is sold fully furnished and represents an ideal opportunity for a peaceful life or vacation near the sea in an attractive location in Istria.

For more information, please