

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	13113
<b>Location :</b>	Marčana
<b>Building size :</b>	124 m <sup>2</sup>
<b>Lot size :</b>	463 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Energy efficiency :</b>	Not specified

**Price :** 494.500 €

Vodnjan Area – Modern Villa with Pool Under Construction, 124 m<sup>2</sup>

In a peaceful and picturesque location, just 10 km from Vodnjan, the construction of a modern villa is underway, combining contemporary design, functionality, and top-quality construction. Situated on a plot of 463 m<sup>2</sup>, this property is ideal for family living, vacationing, or as an investment for tourist rental.

The villa will feature 124 m<sup>2</sup> of net living space and will be designed with one part of the house being single-story, while the other will be two-story, providing maximum comfort and a functional layout.

On the ground floor, there will be an entrance hallway, a guest toilet, a storage room, a boiler room, and a spacious open-plan living area that combines the kitchen, dining room, and living room with access to a covered terrace and pool. There will also be one bedroom with an en-suite bathroom on the ground floor.

Upstairs, there will be a hallway and two spacious bedrooms, each with its own bathroom, ensuring complete privacy and comfort for future owners.

The special ambiance is enhanced by a 27 m<sup>2</sup> pool and a 29 m<sup>2</sup> auxiliary building with a fireplace, designed as a summer kitchen with large sliding glass walls – an ideal place for gatherings throughout the year.

Equipment and Features:

- Net living area: 124 m<sup>2</sup>
- Plot: 463 m<sup>2</sup>
- Pool: 27 m<sup>2</sup>
- Auxiliary building/summer kitchen: 29 m<sup>2</sup>
- Three bedrooms, each with its own bathroom
- Underfloor heating (12 V)

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- Air conditioning units
- High-quality PVC joinery with shutters
- Large format ceramics
- Premium sanitary equipment
- Preparation for video surveillance
- Option to purchase a fully furnished and equipped house for an additional fee, as agreed with the investor.

The property is located in a tranquil environment, surrounded by nature and greenery, far from city noise, yet within a short distance from Vodnjan, Fažana, Pula, and the beautiful Istrian beaches.

This modern villa represents an excellent opportunity for anyone seeking a quality home in nature or a secure investment for tourist rental.

For more information, please