**ISTRIA ADRIA**
**Pot za Brdom 102, 1000 Ljubljana**
**e-mail: info@istria-adria.com**
**web: istria-adria.com**
**info: +386 59 200 071**

| | |
|---|---|
| **Code :** | 13846 |
| **Location :** | Vodnjan |
| **Building size :** | 220 m2 |
| **Lot size :** | 2590 m2 |
| **Garden size :** | 0.00 m2 |
| **Distance from center :** | 500 m |
| **Distance from sea :** | 6500 m |
| **Number of floors :** | 1 |
| **Number of bedrooms :** | 4 |
| **Number of rooms :** | 4 |
| **Number of bathrooms :** | 3 |
| **Seaview :** | Yes |
| **Parking :** | Yes |
| **Garage :** | Yes |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | A |
| **Year of construction :** | 2022 |

| | |
|---|---|
| Price : | 1.050.000 € |

We are selling a villa in an excellent location on a large, well-maintained property. The ground floor of the house consists of three bedrooms, one of which has an en-suite bathroom, while the other two share a bathroom. There is also a technical room containing a heat pump, a guest toilet, and a spacious open-plan living room with a kitchen, dining area, and pantry. From the dining area, there is access to a covered terrace with a stone summer kitchen/barbecue.

On the upper floor of the house, there is a master bedroom with an en-suite bathroom and a terrace that offers a view of the sea and the Brijuni Islands. The house is heated and cooled via heat pumps and is built to an exceptionally high standard. The landscaped garden features an automatic irrigation system, a 50m² swimming pool, a garage for two cars, and olive trees.

For additional information, we are at your disposal: