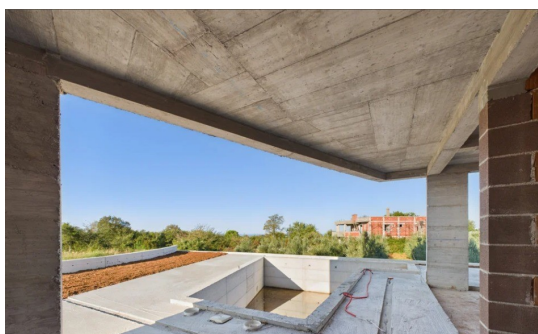


ISTRIA ADRIA
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Code :	16158
Location :	Vodnjan
Building size :	178 m2
Lot size :	485 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 1.000.000 €

For sale is a modern villa under construction, located in an exceptionally attractive location near the center of Vodnjan, on the edge of the building zone and surrounded by beautiful olive groves. Situated on a plot of 485 m², the villa offers a blend of contemporary architecture, privacy, and a Mediterranean ambiance.

With a total net living area of 178 m², spread over two floors, the villa is designed with an emphasis on functionality, comfort, and quality of living. Currently in the rough construction phase, this allows the future owner to participate in the finishing works and customize the interior to their own desires.

ROOM LAYOUT

Ground Floor

Entrance hallway

Storage room

Two spacious bedrooms, each with its own bathroom and access to the terrace

Summer kitchen

First Floor

Additional bedroom with its own bathroom

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Living room with kitchen and dining area

Toilet

Exit to the terrace with a beautiful panoramic sea view

The floors are connected by internal and external staircases, allowing for practical space organization and additional flexibility in usage.

OUTDOOR SPACE AND EQUIPMENT

The yard is designed for outdoor enjoyment and includes a pool with a hydromassage, a landscaped garden, a garage, additional storage, and an outdoor toilet.

Planned equipment includes:

Underfloor heating in all rooms

Air conditioning system

ALU carpentry

Alarm system and video surveillance

Lawn irrigation system

Preparation for the installation of a solar system

ATTRACTIVE LOCATION NEAR VODNJAN

The villa is located in a quiet area surrounded by olive groves, while also being close to the center of Vodnjan and all the amenities necessary for everyday life. It is approximately 6 km from the sea, with good transport connections to surrounding places.

GREAT OPPORTUNITY FOR PURCHASE AND CUSTOMIZATION

This property is ideal for buyers looking for a modern villa with a pool, garage, and sea view, with the possibility of choosing finishing materials and details according to their own preferences. It can be an excellent choice for private living, vacation, or investment in tourist rental.