

## ISTRIA ADRIA

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<b>Code :</b>	05039
<b>Location :</b>	Vodnjan
<b>Building size :</b>	260 m <sup>2</sup>
<b>Lot size :</b>	620 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

**Price :** 520.000 €

For sale: a duplex house in a quiet neighborhood near Vodnjan. Property area: 260 m<sup>2</sup> net (upper and lower floors of 130 m<sup>2</sup> each).

Land area: 620 m<sup>2</sup>.

The house is arranged over two floors:

Upper floor (130 m<sup>2</sup> net):

- 3 bedrooms
- 3 bathrooms
- Kitchen
- Spacious living room
- Terrace.

Lower floor (130 m<sup>2</sup> net):

- Large storage room/wine cellar
- 1 bedroom
- 1 bathroom
- Large living room with a fireplace
- Outdoor terrace with a kitchen
- Outdoor storage and toilet.

Outdoor features:

- Pool
- Organized parking for 4 cars

This luxurious duplex house offers maximum privacy and an exceptional layout. It is perfect for peaceful living or as a luxury tourist rental. The house is in the process of being prepared for self-sustainability, making it an ideal choice for those seeking long-term sustainable and comfortable living.

Price: 420,000 euros plus VAT.

For more information, please