

## ISTRIA ADRIA

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<b>Code :</b>	07801
<b>Location :</b>	Vodnjan
<b>Building size :</b>	187.27 m <sup>2</sup>
<b>Lot size :</b>	665 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<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>	2023

**Price :** 670.000 €

In a beautiful place, not far from Vodnjan, there is a luxurious settlement of 8 villas.

The villas are surrounded by greenery, olive trees, and vineyards and offer everything you need for family life, as a permanent residence or a temporary stay.

This ground floor is open with large glass walls and offers maximum sunlight.

Each villa has 2 parking spaces and a 30m<sup>2</sup> swimming pool in the garden.

The villa is sold on a "turnkey" system with finished floors and walls, and furnished bathrooms with all sanitary ware and equipment.

The customer is also offered several additional interior decoration options.

Villa A, located on a plot of 839.69 m<sup>2</sup>, is a single-story house with a gross area of

187.27 m<sup>2</sup>.

The villa consists of a covered entrance, hallway, living room with kitchen and dining room, toilet, laundry room, three bedrooms with bathrooms and anteroom/walk-in closets.

The living room leads directly to the garden, where there is a terrace, swimming pool, and sunbathing area. On the entrance side, there are two parking spaces and a canopy of 13.34 m<sup>2</sup>.

For additional information, please