

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	08685
Location :	Vodnjan
Building size :	215 m ²
Lot size :	690 m ²
Garden size :	0.00 m ²
Distance from sea :	14000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 681.000 €

The modern designer villa is sold fully furnished and equipped with top-quality appliances, furniture and all other carefully selected details that make this property special and impressive. European designer furniture such as Richmond or custom made. By Mirage designer Italian ceramic tiles with a signature. Made-to-measure plywood doors.

Dan kuchen kitchen with Bosch electrical appliances.

The house has 3 bedrooms, 3 bathrooms + guest toilet.

The bathroom from the master bedroom has 2 sinks, a walk-in shower and a free-standing bathtub.

Floor heating system in bathrooms, kitchen and living room.

Multisplit heating/cooling system in all rooms.

Aluminum carpentry with lifting sliding walls with an interrupted thermal bridge with gas-filled iso-triple glass.

Aluminum blinds with electric drive in the bedrooms.

Facade 10 cm styrofoam with ventilated Swisspearl vintago facade cladding.

- solar panel on the roof for additional water heating

- hot water tank with el. heater (200 liters)

Bio-septic tank.

Connector for charging electric cars.

Heated swimming pool 9x3.5 with integrated jacuzzi, engine room and large sun deck.

Area 215 m² with included terraces and balconies

690m² yard.

Outside, preparation for grass with irrigation.

In central Istria, in a quiet village near the municipality of Maračane, the construction of this beautiful designer villa has begun.

Distance 7km from Vodnjan, 15km from Pula, 14km from the sea.