

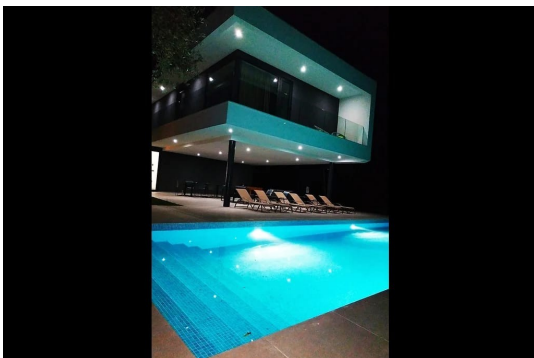
## ISTRIA ADRIA

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<b>Code :</b>	09552
<b>Location :</b>	Vodnjan
<b>Building size :</b>	282.89 m <sup>2</sup>
<b>Lot size :</b>	910 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>	5
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+

Price : 1.615.000 €

For sale is a modern and luxurious villa located in the beautiful village of Peroj. The villa is spread over a plot of 910 m<sup>2</sup>, with 282.89 m<sup>2</sup> of living space distributed over two floors: ground floor and first floor.

Ground floor:

Spacious "open space" living room, dining room and modern kitchen.

Sliding glass walls that allow direct communication with the outdoor garden and a larger covered terrace by the pool (70 m<sup>2</sup>).

First bedroom with private bathroom.

Guest toilet that serves as a utility room.

First floor:

Smaller bedroom (ideal for a children's room or office) with private bathroom.

Spacious bedroom with bathtub and separate bathroom.

"Master" bedroom with private bathroom and hydro-massage bathtub.

All bedrooms have access to a covered terrace (28 m<sup>2</sup>) and a flat roof terrace (31 m<sup>2</sup>) with a beautiful view of the sea and the Brijuni Islands.

Land:

The villa is located on a private, fully fenced plot, of which 740 m<sup>2</sup> is a landscaped yard.

An electric gate with private access provides parking for 3-4 cars, which can be covered.

A pool area (39.38 m<sup>2</sup>) with a covered terrace (70 m<sup>2</sup>) is designed as a space for relaxation and socializing.

The spacious yard is decorated with olive trees and a lawn.

Additional information:

The villa is equipped with a photovoltaic power plant (9.1 kW),

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which covers most of the annual electricity consumption.

Possibility of building an additional building, such as an auxiliary villa, garage, spa area or gym.

The neighboring plot is an olive grove, which guarantees privacy and peace.

The villa is surrounded by dry stone walls and a hedge, and is equipped with high-quality insulation and aluminum joinery for maximum comfort.

The villa is sold fully furnished.

The villa is located in a quiet part of the village, in a cul-de-sac and private street, which makes it an ideal choice for a family.

For more information