

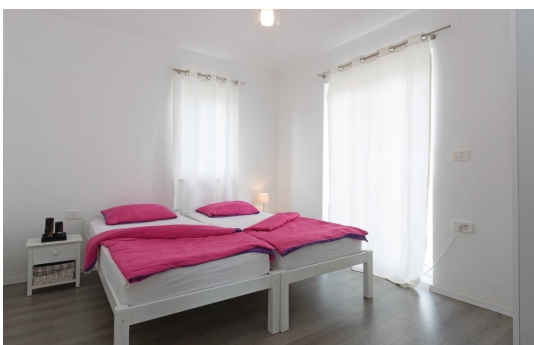
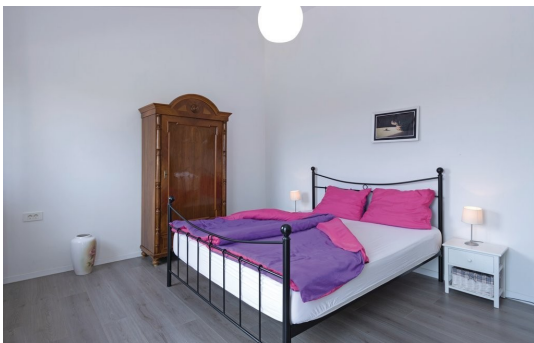
ISTRIA ADRIA

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Code :	09714
Location :	Vodnjan
Building size :	531 m2
Lot size :	1258 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	8
Number of rooms :	8
Number of bathrooms :	4
Parking :	Yes
Basement :	Yes
Energy efficiency :	A
Year of construction :	2005

Price : 1.100.000 €

We are selling a house consisting of tastefully decorated apartments with a shared indoor pool.

This beautiful house, built in 2005, is located on the edge of Vodnjan, in a quiet settlement. It consists of three apartments, two of which are categorized with 4 stars with established and profitable rent.

Apartment 1- is located on the ground floor, 218 m² and consists of a large open space living room, kitchen and dining room. Four bedrooms, one with its own bathroom and wardrobe, two bedrooms with a bathroom between them, and another room and a separate toilet. From the apartment on the ground floor there is a passage to the indoor, heated swimming pool, in an area of 70 m².

Apartment 2- is located on the 1st floor, 104 m² in size and consists of two bedrooms, open space kitchen and living room with a balcony, loggia, bathroom and a spacious terrace of 70 m² with a beautiful view of the sea. The staircase also continues to the upper floor, where there is a viewpoint with a breathtaking view.

Apartment 3 - is also on the first floor, 86 m², open space kitchen and living room, two bedrooms, one bathroom, and a balcony.

The house is decorated with a large tavern of 53.5 m² with a bread oven and a fireplace, a large oak table and benches ideal for socializing.

- Central gas heating, gas cylinder with a capacity of 5000 L, is buried in the yard
- Joinery combination of PVC and aluminum
- Floors made of quality ceramic tiles, oak parquet and laminate
- Descending ramp for the garage, surface area 32.70 m², which

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can accommodate 2 cars

- Stainless steel fence 316 L

- Boiler room of approx. 10 m²

A spacious yard with an irrigation system where there is one olive, walnut and two almond trees. It is decorated with tables with benches, swings and an outdoor grill.

The property is certainly worthy of attention as an interesting investment considering the facility's capacity for 19 people, in an excellent location with great private and business opportunities.

For all additional information: