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ID 1360-1 **749.000 €**

Exclusive Apartment House with Swimming Pool and Views of the Brijuni Islands, Vodnjan

Vodnjan



Basic information

PRICE	749.000 €
AREA	358 m²
LAND AREA	200 m²
GARDEN AREA	130 m²
PRICE PER SQUARE	2.092 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Detached house
LOCATION	Vodnjan
REAL ESTATE ID	1360-1

House in Vodnjan, Near the Beach | Istria

An impressive apartment house with a total living area of 358 m² is offered for sale in Vodnjan, one of the most authentic towns in Istria, renowned for its award-winning olive oils, rich cultural heritage, excellent gastronomy, and close proximity to the Adriatic Sea. This unique property boasts stunning panoramic views of the sea, the Fažana Channel, and the Brijuni Islands, making it an exceptional opportunity for comfortable living, a holiday retreat, or a tourism-related investment with significant income potential.

The property extends over three levels - ground floor, first floor, and attic level - and is situated on a beautifully landscaped plot that offers complete privacy and a true Mediterranean atmosphere. The outdoor area features a 24 m² swimming pool with a pool equipment room, a traditional water cistern, a traditional Istrian stone hut (Kažun) housing an outdoor toilet, a storage room, and a beautifully designed wine cellar. Together with the spacious traditional tavern (konoba), the wine cellar creates the perfect setting for gatherings, wine tastings, and enjoying the authentic Istrian lifestyle. These unique features give the property exceptional charm and added value.

The ground floor consists of a spacious entrance hall, a large traditional tavern designed for family and social gatherings, and a fully furnished two-bedroom apartment with direct access to the terrace and swimming pool. This level provides an ideal space for relaxation throughout the year while offering excellent possibilities for tourist accommodation.

The first floor comprises three fully equipped one-bedroom apartments, each with its own private balcony, allowing for successful tourism operations and rental income generation. The attic level features a spacious open-plan living area, a kitchen with access to a large terrace offering breathtaking views of the sea, the Brijuni Islands, and the surrounding greenery. This floor also includes three generously sized bedrooms, a bathroom, and a separate toilet, ensuring maximum comfort for larger families or guests.

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The house is equipped with air-conditioning units for heating and cooling, while preparations for central heating powered by gas or pellets have already been installed, ensuring year-round comfort.

Vodnjan is a charming town with a rich history and a unique Istrian identity. It is famous for its picturesque stone streets, internationally awarded olive oils, and numerous cultural attractions. One of its most important landmarks is the Church of St. Blaise, the largest parish church in Istria, renowned for its valuable collection of relics and preserved saintly remains. This remarkable attraction draws thousands of domestic and international visitors every year, further enhancing the area's tourism appeal.

Food and wine enthusiasts will appreciate the many nearby taverns and restaurants offering traditional Istrian specialties, including fresh seafood, homemade pasta, truffles, prosciutto, local cheeses, and premium wines. The combination of cultural heritage, natural beauty, and excellent gastronomy makes this region one of the most desirable destinations in Croatia.

The sea and beautiful beaches are only 6 km away, as is the picturesque fishing village of Fažana, the departure point for excursions to the Brijuni National Park. Pula, the largest city in Istria and home to the world-famous Roman Amphitheatre, is located approximately 10 km away, while the motorway access is only 1 km from the property, ensuring excellent connectivity.

This property represents a rare opportunity on the market. With a total living area of 358 m², four accommodation units, an attic floor featuring a spacious open-plan living area, three large bedrooms, a bathroom, a separate toilet, a sea-view terrace, a traditional tavern, a beautifully appointed wine cellar, a swimming pool, breathtaking sea views, and views of the Brijuni archipelago, this property is an ideal choice for those seeking a high-quality family residence or a valuable investment with outstanding tourism potential and long-term income opportunities in the heart of Istria.

More information

FEATURES	Close to the town centre, Close to the shop, Quiet area, Furnished, Sea views, Sea view panoramic, Access - paved, Well-maintained yard
EQUIPMENT	Pool, Air conditioning, Intercom
INFRASTRUCTURE	Waterworks, Cable TV, Sewage, Electricity, ADSL Internet
PERMITS	Owner's certificate, Occupancy permit, Building permit, Occupancy permit in process
CONSTRUCTION YEAR	1960.
ADAPTATION YEAR	2014.
TOTAL FLOORS	Two-story
RESIDENTIAL UNITS	5
ROOMS	8
BEDROOMS	8
BATHROOMS	5
ORIENTATION	Southwest, Southeast, West
ENERGY EFFICIENCY	B.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 m
DISTANCE FROM SEA	5.0 km
DISTANCE FROM BEACH	50 m
DISTANCE FROM CENTER	200 m

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DISTANCE FROM CENTER	Maintained, Habitable
HEATING	Air condition
SPACES	Balcony, Dining room, Living room, Hall, Kitchen, Bathroom, Parking, Bedroom, Storage space, Terrace, Wine cellar, Garden
JOINERY	ALU

View listing