Vanesa Šaša
vanesa@aspectus.com.hr
+385 52 225 200
+385 99 386 8200

ID 1501-1 825.000 €

Luxury Villa with swimming pool, furnished, garden, garage, 12 km from Fažana, Pula surroundings

Vodnjan



Basic information

PRICE	825.000 €
AREA	360 m²
LAND AREA	911 m²
GARDEN AREA	615 m²
PRICE PER SQUARE	2.361 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	villa
LOCATION	Vodnjan
REAL ESTATE ID	1501-1

We are selling a rustic luxury villa with a pool in the vicinity of Pula. The villa is located in a very quiet location not far from Vodnjan and consists of a ground floor and a first floor. On the ground floor of the Villa there is a hallway, a kitchen with a dining room and a living room with an exit to a covered terrace, also on the ground floor there are two bedrooms with a bathroom, while on the first floor there are 4 bedrooms and 4 bathrooms, of which 2 bedrooms have an exit to a spacious terrace with an open view of nature. In the garden of this charming Villa there is a heated swimming pool of 41m2, a summer kitchen, a rest area, a green area with automatic watering of the lawn, one toilet and an automatic garage for two cars. For heating purposes, the ground floor has solid fuel central heating, a fireplace, and the house also has air conditioners for heating and cooling purposes, and preparations have been made for underfloor heating. The villa is sold fully furnished, is secured by an alarm system and is completely distanced from the city crowd and urbanity and offers a panoramic view of the greenery. Namely, the Villa is an excellent investment, given that the gross income is approx. €70,000.

More information

FEATURES	Quiet area, Furnished, Equipped kitchen, Panoramic view, Well-maintained yard, Large terrace, Large glass walls
EQUIPMENT	Alarm, Pool, Shower cabin, Wi-Fi network, Fireplace, Air conditioning, Dishwasher, Floor heating, Barbecue, Garden shed
INFRASTRUCTURE	Waterworks, Cesspit, Electricity
PERMITS	Owner's certificate, Occupancy permit, Building permit
CONSTRUCTION YEAR	2020.
TOTAL FLOORS	One floor
RESIDENTIAL UNITS	1
ROOMS	

Vanesa Šaša
vanesa@aspectus.com.hr
+385 52 225 200
+385 99 386 8200

	8
BEDROOMS	6
BATHROOMS	6
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	15 m
DISTANCE FROM SEA	9.0 km
DISTANCE FROM CENTER	3.0 km
DISTANCE FROM CENTER	New construction, Maintained, Habitable
HEATING	Gas central heating, Solid fuel central heating, Wood stove, Air condition, Fireplace
SPACES	Balcony, Dining room, Living room, Garage, Garage space, Hall, Kitchen, Bathroom, Parking, Bedroom, Storage space, Terrace, Toilet, Garden
JOINERY	Wooden

View listing