



**Istria, Vodnjan, modern urban villa  
 125m2 with sea view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 518 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	451 m2
<b>Area</b>	125 m2
<b>Category</b>	For sale



Istria, Vodnjan, a villa with a pool and garden and a view of the Brijuni archipelago, halfway between Rovinj and Pula and only a few minutes from Fažana.

For sale is a villa under construction in Vodnjan with the expected completion of the works in 2023.

The villa with an area of 125m2 consists of an open-concept kitchen, living room and dining room. On the ground floor there is also a bedroom with a bathroom, a toilet and a covered terrace with a view of the rest of the garden and the pool.

Upstairs are the remaining two bedrooms, each of which has its own terrace and bathroom.

High-quality materials were used in the interior decoration, so the floors are decorated with high-quality Italian ceramics and parquet. The heat pump enables space heating and cooling, and air conditioners are connected to it and arranged in every room. The bathrooms have underfloor heating. In the living room/dining room, there is the option of connecting a stove or fireplace, which enables additional heating of the space and the creation of a pleasant atmosphere. The exterior joinery is made of PVC material and equipped with electric blinds and mosquito nets.

There is also the possibility of furnishing the villa according to the client's wishes, which means that the future owner will have the option of choosing furniture, decorating the space and other details according to his own taste.

The villa is 5 kilometers from the sea, 10 kilometers from the city of Pula and 14 kilometers from the airport. The villa is located in the immediate vicinity of other important facilities such as supermarkets, pharmacies, restaurants and the like.



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Please contact us for additional information on the price and other details of the sale.

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