



**Vodnjan, beautiful modern house
 No.4, NKP 170 m2 on a plot of 718
 m2**

Croatia, Istria

Price:	€ 675 000
Object type	House
Market	New building
Year built	2024
Bedrooms	3
Number of rooms	3
Land area	718 m2
Area	170 m2
Category	For sale



Near Vodnjan, in a quiet environment full of greenery, olive groves, and vineyards, there is a villa marked 4 on a large and well-kept garden of 718 m2.

With its carefully planned architecture, it has completely merged with nature and the environment, where there are already private villas on large plots that guarantee their owners peace and privacy.

This one-story NKP 170 m2 consists of a large entrance yard with space for two parking spaces in front.

The villa itself consists of a large and bright living room and kitchen. A large aluminum glass wall provides access to the luxurious pool of 30 m2 and a large covered sun deck with a pergola of 40 m2. The interior of the villa has three spacious bedrooms, each with its own bathroom, walk-in wardrobe, guest toilet, laundry room.

Future buyers are offered the option of interior decoration in three variants provided by the investor.

The heating system is via heat pumps, electric underfloor heating.

The distance from Pula is only 17 km, and from the nearest shops and restaurants only 3 km. Pula airport is also only 15 km away.

25% VAT is added to the stated sales price.

Planned end of works 12/2024



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