

General information:

Category	: Villas
Type	: For sale
Rooms	: 4
Bathrooms	: 3
Bedrooms	: 3
Square meters	: 228
Land lot	: 485 sqmt

Description:

Vodnjan â€“ Modern Villa with Swimming Pool and Panoramic Sea Views

For sale is a modern villa located in Vodnjan, set on a 485 m² plot, just a few kilometres from the sea and approximately ten kilometres from Pula. Contemporary architecture, a carefully designed layout and spacious outdoor areas make this property an ideal choice for family living, holidays or investment.

Layout

The ground floor comprises an entrance area with a hallway, two bedrooms, two bathrooms and a storage room. From the interior, there is access to a covered terrace and an area designated for a summer kitchen, which extends onto an uncovered terrace with a pergola.

Further into the landscaped garden, a swimming pool with a sunbathing area and a beautifully maintained garden are planned. The property also includes a garage and additional parking spaces.

The first floor consists of a spacious living room connected to the kitchen and dining area, an additional bedroom with a walk-in wardrobe, a bathroom, a separate toilet and a storage room. The living area provides access to both a covered and an uncovered terrace, offering additional space for relaxation and outdoor enjoyment. An external staircase further connects the upper floor with the ground floor and the garden.

Features and Technical Specifications

The villa is designed as a contemporary home combining functionality, comfort and security, with quality materials and modern technical systems. The planned features include underfloor heating powered by a heat pump, PVC windows and doors with electric shutters, security entrance doors, a video surveillance system, an alarm system and solar panels.

Outdoor Areas and Amenities

The landscaped garden is designed for outdoor enjoyment throughout most of the year. The swimming pool with its sunbathing area, garden, summer kitchen and spacious terraces create an ideal setting for relaxation, family gatherings and spending time with friends.

Additional information

Sea distance:	5000
Beach distance:	6000

Built year: 2027

Details:

1/ Air Conditioner 2/ Swimming Pool 3/ Two terraces
4/ Sea view 5/ Garden 6/ Two parking spaces

Contacts:

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