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| Reference :          | 30347   |
| Location :           | Vodnjan |
| Floor area :         | 220 m2  |
| Plot size :          | 2590 m2 |
| Distance to centre : | 500 m   |
| Distance to sea :    | 6500 m  |
| Sea view :           | Yes     |
| Parking :            | Yes     |
| Floors :             | 1       |
| Garage :             | Yes     |
| Bedrooms :           | 4       |
| Bathrooms :          | 3       |
| Air conditioning :   | Yes     |
| Energy rating :      | A       |
| Central heating :    | Yes     |
| Year built :         | 2022    |
| Title deed :         | Yes     |
| Building permit :    | Yes     |
| Use permit :         | Yes     |

|         |             |
|---------|-------------|
| Price : | 1.050.000 € |
|---------|-------------|

We are selling a villa in an excellent location on a large, well-maintained property. The ground floor of the house consists of three bedrooms, one of which has an en-suite bathroom, while the other two share a bathroom. There is also a technical room containing a heat pump, a guest toilet, and a spacious open-plan living room with a kitchen, dining area, and pantry. From the dining area, there is access to a covered terrace with a stone summer kitchen/barbecue.

On the upper floor of the house, there is a master bedroom with an en-suite bathroom and a terrace that offers a view of the sea and the Brijuni Islands. The house is heated and cooled via heat pumps and is built to an exceptionally high standard. The landscaped garden features an automatic irrigation system, a 50m<sup>2</sup> swimming pool, a garage for two cars, and olive trees.

For additional information, we are at your disposal:

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