



Code :	01089
Location :	Vodnjan
House Type :	Detached house
Building size :	218 m ²
Lot size :	643 m ²
Distance from center :	1000 m
Distance from sea :	6000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	3 / 1
Number of parking lots :	2
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Solar heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : on request €

In February 2023, will begin the construction of a modern villa with a heated pool and a beautiful sea view.

The villa will consist of a ground floor and a first floor with a net area of 217.75 m².

The ground floor will consist of an entrance hall, kitchen, dining room, living room, guest toilet, two bedrooms, bathroom, and boiler room.

Through the large glass walls in the living room, which will give a lot of natural light and a feeling of connection with nature, you will exit to a



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covered terrace and a beautifully landscaped garden of 643 m², where there is a heated pool of 12x3 m and a large sun deck.

An internal and external staircase leads to the first floor.

The first floor will consist of two bedrooms, each with its bathroom, a wellness area with a sauna and an additional shower, and a covered terrace with an outdoor kitchen that will offer a beautiful view of the sea, olive groves, and vineyards.

The villa will be heated and cooled by a heat pump, floor heating + fan coils, and solar panels, aluminum joinery, floor coverings will be made of high-quality ceramics and parquet, video surveillance, and an alarm system.

Two parking spaces are planned at the entrance to the villa.

The villa is for sale completely furnished, and the planned completion of construction is at the beginning of 2024.