

Villa

Vodnjan, Istria



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Ref	RE-U-35799
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	Yes
Distance to sea	5000 m
Floorspace	114 sqm
Plot size	451 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 495 000

Seize the Opportunity: Your New Built Dream Home Awaits with Stunning Sea Views!

Don't miss out on this **newly built detached villa in Vodnjan area**, perfectly designed for modern living and located in a serene neighborhood with every essential just a short stroll away.

This is your chance to secure a property in Vodnjan that combines comfort, style, and convenience—an opportunity that won't last long!

Prime Location:

Tucked away on a quiet street, this home offers a peaceful retreat while keeping you close to everything you need. Imagine the convenience of having shops, schools, and other amenities within walking distance—an unbeatable advantage in the Vodnjan area.

Elegant Design:

Spread across two floors, this home of 114 sq.m. boasts:

- **Ground Floor:** An open-plan living room and kitchen, framed by expansive glass walls that flood the space with natural light and lead to the pool and garden. This level also features a bedroom with its own bathroom and a guest toilet.
- **First Floor:** Two spacious bedrooms with terraces, a shared bathroom, and a utility room. The terraces provide **brehtaking panoramic sea views**—one terrace is exceptionally large, perfect for creating your private oasis.

The 451m² land plot includes a **beautifully landscaped garden** with a swimming pool ready for heating installation, making it ideal for year-round enjoyment. With low-maintenance greenery and convenient parking, this property checks all the boxes.

Why Act Now?

Properties with **sea views, modern amenities, and top-notch energy efficiency (A+ certificate)** are rare in this location. The meticulous craftsmanship, premium finishes like oak parquet flooring, and triple-layered glass windows with mosquito nets and electric shutters make this home a standout choice.

Technical Highlights:

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1. **Underfloor heating with a heat pump** and air conditioning in every room, plus the option for a wood or pellet stove.
2. High-quality **PVC windows** in sleek anthracite with electric shutters.
3. Durable flat roof design and **optical internet** installed.
4. **Tax advantage:** As the seller is a legal entity, buyers are exempt from paying real estate tax!

This is a Rare Find!

Secure proper ownership with no encumbrances and a move-in-ready home built to exceed expectations.

Why wait? A house like this in such a prime location with exceptional features is sure to attract attention fast. Contact us today for more details or to schedule your private viewing.

Your dream home is just one call away!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
4342 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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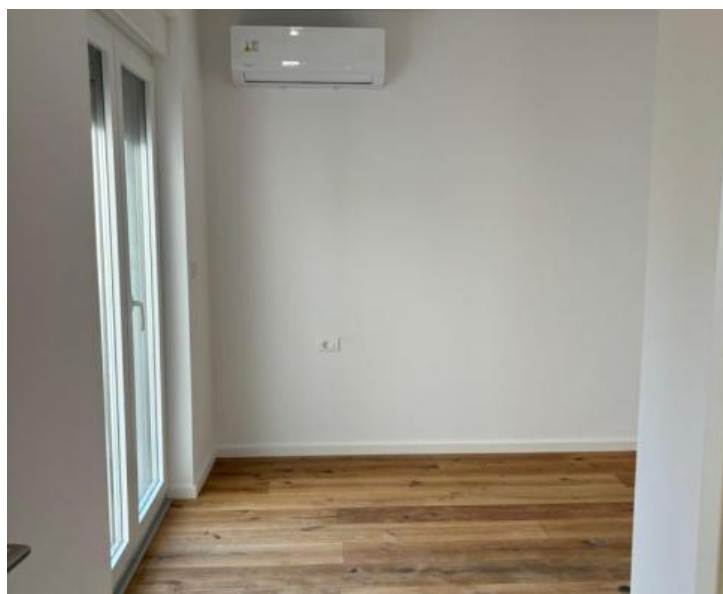
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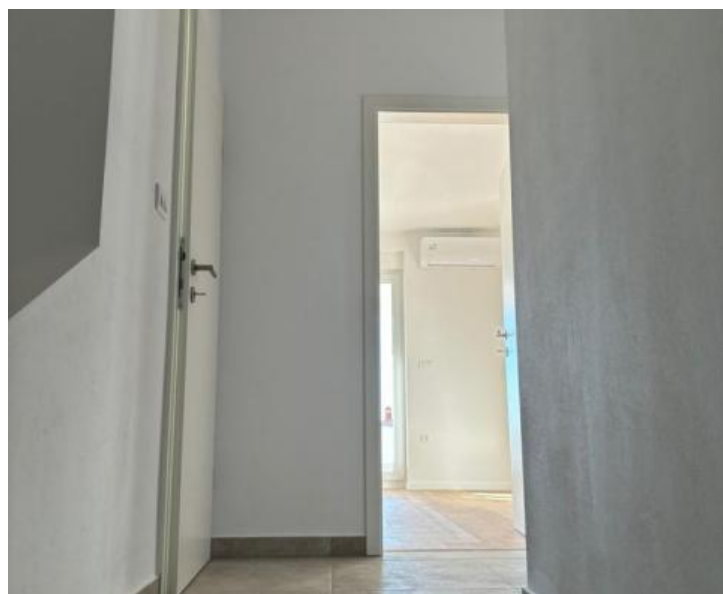
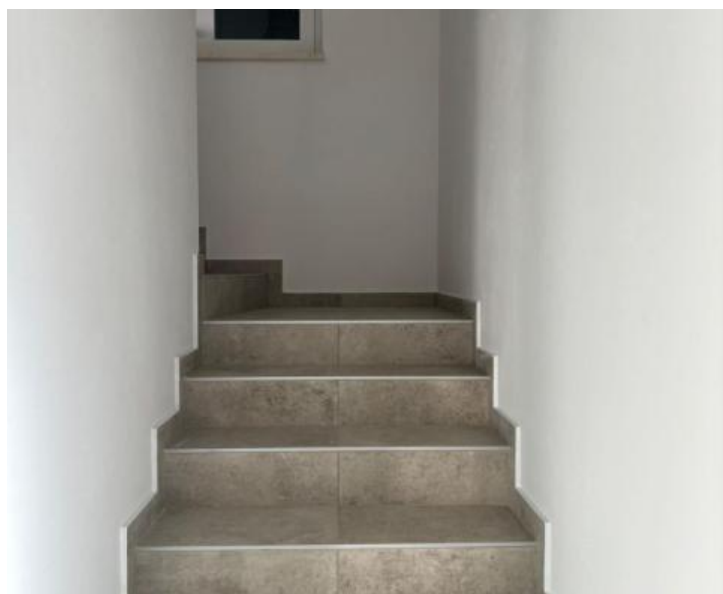
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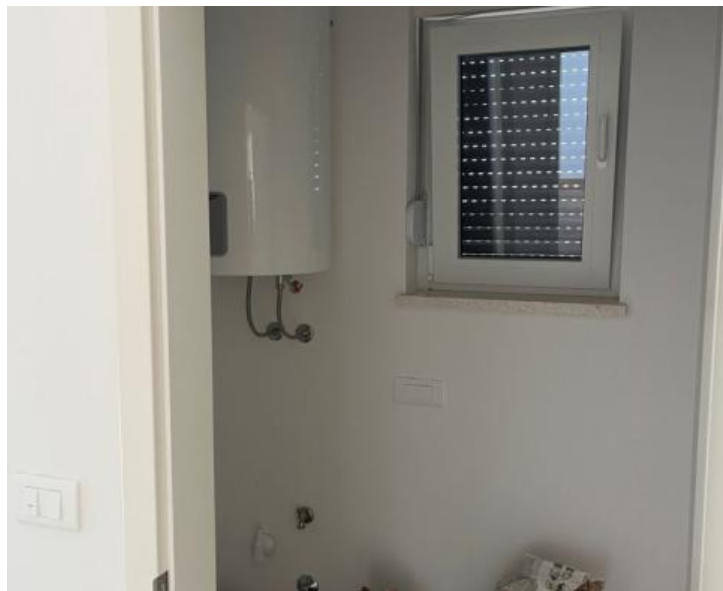
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