



|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 01460         |
| <b>Location :</b>                 | Vodnjan       |
| <b>Building size :</b>            | 210 m2        |
| <b>Lot size :</b>                 | 1000 m2       |
| <b>Distance from city :</b>       | 7000 m        |
| <b>Distance from sea :</b>        | 13000 m       |
| <b>Number of floors :</b>         | 0             |
| <b>Number of rooms :</b>          | 5             |
| <b>Number of bedrooms :</b>       | 4             |
| <b>Number of bathrooms / WC :</b> | 4 / 1         |
| <b>Year of construction :</b>     | 2023          |
| <b>Energy efficiency :</b>        | Not specified |
| <b>Parking lot :</b>              | Yes           |
| <b>Swimming pool :</b>            | Yes           |
| <b>Climate :</b>                  | Yes           |
| <b>Heating - Underfloor :</b>     | Yes           |
| <b>Carpentry - ALU :</b>          | Yes           |
| <b>Furnished :</b>                | Yes           |
| <b>Outdoor kitchen :</b>          | Yes           |
| <b>Building permit :</b>          | Yes           |
| <b>Agency commission :</b>        | 3 % + PDV     |

**Price : 670.000 €**

#### K63

A beautiful project of a single-storey villa with a summer kitchen and a swimming pool located in a small village in the vicinity of Svetvincent, 13 km from the nearest beaches and coast.

The house is located on a plot of 1000m2 in a nice location, surrounded by new villas.

The living area is 210 m2 and includes a toilet and laundry room, a hallway, 4 comfortable bedrooms with their own bathrooms and wardrobe space, a living room with lots of natural light, where the kitchen and dining rooms with exits to the terrace are located in an open space concept, and a yard. with a swimming pool and a summer kitchen with a dining table.

In the center of the villa, special attention is paid to the atrium designed in a modern design and large glass walls, which gives additional light to the entire house and raises the overall ambience of living.

The house is under construction, completion is planned for the summer of 2023, the price includes a fully furnished and equipped villa, with a landscaped pool and garden.

The house has underfloor heating and all rooms will have air conditioners.

A beautiful project of contemporary architecture and modern design with an emphasis on energy saving (insulation - glass wool, aluminum carpentry with three-layer glass) and lots of natural light.

Covered parking spaces for two to three cars.



**ISTRA PLUS REAL ESTATE**

**Istarskog razvoda 19, 52440 Poreč**

**mail: [info@istraplus-realestate.com](mailto:info@istraplus-realestate.com)**

**web: [www.istraplus-realestate.com](http://www.istraplus-realestate.com)**

**info: +385 91 521 8871**

PRICE: €670,000