



Code :	12491
Location :	Vodnjan
Building size :	268 m2
Lot size :	643 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	2
Number of rooms :	4
Number of bathrooms :	3
Year of construction :	2022
Energy efficiency :	Not specified
Garage :	Yes
Parking :	Yes
Air conditioning system :	Yes

Price :	1.200.000 €
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Villa 1_
The area of

the land is 643 m2, while the total gross area of

the villa is 268.45 m2.

The villa will have a spacious living room, 4 bedrooms, 3 bathrooms with toilet, sauna, guest toilet, additional shower in the sauna room, laundry. The ground floor will have a living room with kitchen, which opens onto a spacious covered terrace and garden, 2 bedrooms, a bathroom, a guest toilet and a laundry room.

On the first floor there are 2 bedrooms with en suite bathrooms, a sauna with shower and a large covered terrace with lounge and garden.

The terrace offers panoramic views of the Brijuni National Park, the sea, vineyards and olive groves.

In the garden of the villa there will be a swimming pool with sun deck.

In the back of the land there are two parking spaces.

The price of the property is 1,200,000.00 EUR + VAT.

Villa 2_

The land area is 689 m2, while the total gross area of

the villa is 270 m2.



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