



DAMAC d.o.o.

ALMA DOM INVEST

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| | |
|----------------------------------|--------------------|
| Code : | 28326 |
| Location : | Vodnjan |
| Building size : | 161 m ² |
| Lot size : | 530 m ² |
| Distance from center : | 1100 m |
| Distance from sea : | 6000 m |
| Seaview : | Yes |
| Number of floors : | 2 |
| Number of rooms : | 3 |
| Number of bathrooms : | 3 |
| Year of construction : | 2027 |
| Energy efficiency : | A+ |
| Parking : | Yes |
| Air conditioning system : | Yes |

Price : 600.000 €

Modern house with pool and sea view — Galižana, Istria

A private house for sale in the quiet village of Galižana, just a 13-minute drive from Fažana and the sea. Located next to the forest, the house is undeveloped, which guarantees privacy and natural views.

Completion date: 2027.

The house is sold on a turnkey basis.

Key features:

Plot size: 690 m², undeveloped plot area – approx. 530 m²

Total living area: 161.5 m² (84 m² ground floor + 77.5 m² second floor)

Layout:

Ground floor: living room with kitchen and dining room, bathroom, storage room, hallway and covered terrace

Second floor: three bedrooms, three bathrooms, hallway and two covered terraces with sea view

Technical specifications:

- Heating and cooling - air conditioning + underfloor heating throughout the house
- Aluminum windows with double glazing
- Septic tank



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- Private parking and swimming pool

Advantages of the Galižane location:

* Quiet residential area with an authentic atmosphere and close to Pula and Fažana.

* Convenient access to the highway, while surrounded by nature.

* Shops, schools, cafes, beaches and the Fažan...