



## Pss ... Modern. Ground floor. Attractive. Don't tell anyone

**350.000 €****3.365 €/m<sup>2</sup>**

A ground-floor house with a swimming pool for sale in a quiet location, away from the city noise, 20 km from the center of Pula.

The house has a total of 104 m<sup>2</sup> of living space and was built in 2020 on a plot of 1000 m<sup>2</sup>.

It consists of a kitchen with a dining area and living room with access to a covered terrace, toilet, 2 bedrooms, and 2 bathrooms.

The floors are covered with ceramic tiles and laminate, the carpentry is PVC. Heating is done through a wood-burning fireplace and the installation of central heating has been prepared, and air conditioning with an inverter is used for cooling.

In the fenced yard is a swimming pool with a salt system and a relaxing sun deck surrounded by the greenery of the surrounding nature. There is enough space for a minimum of 2 parking spaces in the garden of the property and one parking space in the garage.

The average gross income of this house is 30,000.00 euros per year.

The nearest beach [Marići](#) is 200 m away, and the small port Portic is 5 km away. A grocery store is 7 km away and a supermarket is 10 km away. Restaurant [Columbella](#), [Bukaleta](#), and [Betiga](#) are 1 km away from the property. Pula Airport is 24 km away, Venice Airport is 268 km away, and the closest highway entrance is 12 km away. Distance from cities: Pula 17 km, Rovinj 24 km, Poreč 43 km, Zagreb 264 km, Vienna 581 km, Munich 598 km.

If you are interested to know more, email us at [info@maris.hr](mailto:info@maris.hr) or call us on 098 1900 688. We will gladly organize a private tour in person or via video call!

## Summary

Location	Vodnjan	Property ID	2356
Price	350.000 €	Type	house
Area	104 m²	Land area	1.000 m²
Bedrooms	2	Bathrooms	2
Parking spaces	2	Parking spaces (garage)	1
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Company
Price/m²	3.365 €	Tax	3%
Energy certificate	In progress	Subtype	detached, family house, ground-floor house

## Distances

Center	5 km
Near a bigger city	20 km
Pula airport	23 km
Venezia airport	263 km
Sea	5 km
Store	5 km

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