

Modern villa in the heart of tech-Vodnjan

450.000 €
2.446 €/m²

An opportunity for a well-established job
This villa already has a 4* categorization, which means that if you decide to rent it, you won't have to deal with documentation, nor with attracting visitors - this is already a well-established property. And visitors will also be attracted by your first neighbors: Infobip! The largest Croatian IT company is located across the road, so you can expect foreign "businessmen" as your guests!

A place for a comfortable life
If you decide to live in this villa, you can be sure that you will get an ideal family haven. Just imagine the sounds of children playing on the swing or trampoline and cheerful gatherings with a barbecue on the outdoor terrace! And when we add the proximity of the school and kindergarten, as well as the possibility of purchasing the neighboring land of 815m2, living in a villa probably already looks more attractive to you than renting!

A view to be desired
There are not many things in the world that can be as enchanting as sunsets over the sea. This is what people around the world crave for, and it is right in the palm of your hand in this villa. The panoramic view is even more impressive from the roof, where you can build the perfect terrace for a quiet summer evening, after you've spent the whole day lounging by the pool, soaking up the scents of the Mediterranean.

Features of the property

- Even five bedrooms and four bathrooms – perfect for a family or group rental. The villa also comes with two parking spaces.
- The possibility of purchasing the neighboring land of 815 m2 in order to expand the garden or build additional buildings.
- A region rich in history, culture and gastronomy, one of the most important for tourism in Croatia.
- An oasis for recreationists as well - numerous bicycle paths in the vicinity of Vodnjan.
- 10 minutes drive away from Pula.
- Only 6 kilometers away from the sea.

Summary

Location	Vodnjan	Property ID	2516
Price	450.000 €	Type	house
Area	184 m²	Land area	685 m²
Bedrooms	5	Bathrooms	4
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.446 €	Real estate transfer tax	3%
Energy certificate	A+	Subtype	detached, family house, villa

Distances

Sea	6 km
Town center	1000 m
School	500 m
Restaurant	1000 m
Store	600 m
Kindergarten	800 m
Sport facilities	1000 m
Transportation	400 m
Pula	5 km
Poreč	25 km
Rovinj	20 km
Ljubljana	165 km
München	540 km

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