


# Perfect sunsets, perfect land, Vodnjan - Ready to build!

185.000 €
246 €/m$^2$

Discover your perfect retreat in Vodnjan, where this building land in Istria for sale offers a peaceful countryside setting with stunning views. Situated on an elevated hillside with breathtaking views of the sea, this 753 m² plot is the ideal spot to build your dream villa or investment property.

Location Description:
Vodnjan is a charming village near Pula, offering the perfect combination of quiet rural living and proximity to the vibrant coast of Fažana. This location provides easy access to the beautiful Adriatic beaches, historical sites, and a relaxed Mediterranean lifestyle. Whether you're looking to retire in Istria or establish a family home, Vodnjan's peaceful nature and stunning views will capture your heart.

Property Description:
The plot spans 753 m² and is surrounded by nature, with only one building plot in front, beyond which no further construction is permitted. The primary views face south and west, providing unobstructed vistas of the sea and the natural landscape, where you can enjoy stunning sunsets. This setup ensures long-term privacy and uninterrupted scenic views, making it a perfect retreat.

The property has the possibility for water and electricity connections, with infrastructure available nearby for easy access, and a building permit is included for a villa project of approximately 202 m², with 110 m² of terrace space, 4 bedrooms, and 4 bathrooms.

The first-floor terrace offers breathtaking views of the Adriatic Sea, making it a perfect spot for relaxation and entertainment. Additionally, hiking and biking trails start right at your doorstep, offering an active lifestyle in a natural setting.

Development Potential:

This land is ideal for constructing a family villa or holiday home. The approved project includes a villa with a 40 m² pool, 4 bedrooms, and 4 bathrooms, with the flexibility to adjust the design to your preferences.

Property Highlights:

- 753 m² plot with only one building plot in front, ensuring privacy and unobstructed views.

- Southwest orientation with stunning sea views and sunsets.
- Water and electricity connections are available nearby.
- Building permit for a 202 m² villa, 110 m² terrace, 4 bedrooms, 4 bathrooms, and a 40 m² pool.
- First-floor terrace with breathtaking Adriatic Sea views.
- Hiking and biking trails start at the doorstep.

Local Amenities:

- Nearest grocery store: 600 m away
- Highway access: 1 km away
- Elementary school: 1 km away
- Doctor and dentist: 900 m away

Conclusion:
Imagine living in Vodnjan, enjoying the tranquility of nature and stunning sea views from your terrace. Whether you're looking for the perfect spot for a family home or planning a comfortable retirement in Istria, this land offers endless possibilities for your future residence. Call me today at 0981900688 or email aljosa@maris.hr to turn this plot into your ideal retreat.

## Summary

| | | | |
|---|---|---|---|
| Location | Vodnjan | Property ID | 2549 |
| Price | 185.000 € | Type | land |
| Area | - | Land area | 753 m² |
| Bedrooms | - | Bathrooms | - |
| Parking spaces | - | Parking spaces (garage) | - |
| Floor | - | Orientation | Southwest |
| Ownership type | Ownership 1/1 | Owner | Private owner |
| Price/m² | 246 € | Real estate transfer tax | 3% |
| Energy certificate | - | Subtype | building land |

## Distances

| | |
|---|---|
| Sea | 6 km |
| Town center | 1.3 km |
| School | 1.2 km |
| Restaurant | 1.3 km |
| Infirmary | 1.1 km |
| Market | 1.2 km |
| Store | 600 m |
| Kindergarten | 1.1 km |
| Transportation | 900 m |
| Sport facilities | 1.1 km |
| Pharmacy | 1.1 km |

| | |
|---|---|
| Gym | 1000 m |
| Fažana | 6 km |
| "Kamenjak" Nature Park | 22 km |
| Hospital | 12 km |
| Rovinj | 25.0 km |
| Pula | 10 km |
| Yachthafen „Polesana Pula“ | 12 km |
| Marina Veruda | 15 km |
| ACI Marina Pomer | 19.0 km |
| Acy Marina Pula | 10 km |
| München | 590 km |
| Venezia airport | 220 km |

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753 M2


753 M2
CCA 35 M
CCA 21 M


753 M2


PULA
NP BRIJUNI
753 M2