

# Apartment with private garden, close to the beach (A2)

210.000 €
2.773 €/m²

Are you looking for a new home that's comfortable, spacious, and offers the potential for extra income? Look no further – this one-bedroom apartment in Peroj has everything you need!

Located in a premium-quality building currently under construction, this 75,73 m² apartment, with garden, is perfect for family living or as a lucrative investment.

Special Features of This Apartment

- Turnkey Design: Customize your interior with a "turnkey" design option tailored to your preferences, so you can immediately start enjoying your new home.
- VAT Refund: Buyers under 40 years old are eligible for a 50% VAT refund on new construction purchases, significantly reducing your investment costs.
- Versatile Use: Whether you're looking to rent it out or enjoy comfortable daily living, this apartment is an excellent choice for various needs.
- Close to the Sea: These are the closest apartments to the sea in this area, with easy access to beaches via a safe, traffic-free road. A seaside promenade connects you to Fažana and Pula, offering stunning views along the way.
- Electric Mobility: Every parking space will include an option for electric vehicle charging, making these homes future-ready.

Renowned Developer

This project is led by Maling, a company with 50 years of experience and a reputation for top-quality construction in Istria. Unlike others, they operate under the same name, ensuring accountability and long-term care for the apartments even after purchase. Explore their portfolio here.

Design and Comfort

The apartment offers full customization options to create your perfect home. The developer has partnered with the renowned Prima company, allowing you to work with professional interior designers and enjoy exclusive discounts of 30% to 50% on complete furnishings! This ensures that your new home will be stylish, functional, and cost-effective.

Designed for modern living, the apartment features an open-concept kitchen, dining area, and living room, perfect for hosting and socializing. During warmer months, relax on your terrace with romantic sea views or unwind in your private jacuzzi.

- 1 bedroom
- Storage space in the basement for seasonal items and bicycles
- 1 parking space in front of the building

Investment Potential

This apartment offers a significant annual gross income of approximately €15,600 thanks to the strong tourist demand in this area. Its proximity to popular destinations like Fažana and Brijuni National Park further enhances its value.

For those planning to rent, a complete property management service is available, covering booking management, cleaning, and check-in/check-out services, ensuring a hassle-free experience for owners. The developer will ensure all co-owners receive consent for renting their apartments.

Act Fast – Reserve Now!

Don't wait for construction to finish – apartments are already available for reservation! Construction is set to begin in early 2025, with an estimated completion time of 15–18 months.

For more information and a cost breakdown, feel free to contact us!

## Summary

| | | | |
|---|---|---|---|
| Location | Vodnjan | Property ID | 2589 |
| Price | 210.000 € | Type | flat |
| Area | 76 m² | Land area | 172 m² |
| Bedrooms | 1 | Bathrooms | 1 |
| Parking spaces | 1 | Parking spaces (garage) | - |
| Floor | ground floor | Orientation | Northeast |
| Ownership type | Ownership 1/1 | Owner | Company |
| Price/m² | 2.773 € | Real estate transfer tax | - |
| Energy certificate | In progress | Subtype | flat in newbuilding, one-level apartment |

## Distances

| | |
|---|---|
| Center | 500 m |
| Sea | 550 m |
| Transportation | 300 m |
| Store | 500 m |
| Restaurant | 400 m |
| School | 9 km |
| Near a bigger city | 11 km |
| Pula airport | 16 km |

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|---|---|
| Venezia airport | 264 km |

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