

Apartment with sea and Brijuni views | Peroj, Istria

260.000 €
3.629 €/m²

Peroj is one of the few places in southern Istria that has kept its quiet village core, with the sea still within walking distance. The building sits in a calm part of the village, away from the main road, with an open view to the west.

Key facts

- Living area: 72 m²
- Terrace: 8 m²
- Bedrooms: 2 | Bathrooms: 1
- Floor: 2nd, top floor
- Orientation: Southwest
- Energy rating: A
- Year built: 2008
- Parking spaces: 2

Layout and condition

The apartment consists of an entrance hall, two bedrooms, a kitchen connected to the living room, a bathroom with a tub, and the terrace. The layout is straightforward, with no wasted space and a clear separation between living and sleeping areas. Being the top floor, there are no neighbours above.

The living room opens onto the terrace through large thermally insulated aluminium sliding walls, bringing daylight into the space throughout the day. The terrace has a glass balustrade and a glass roof, which keeps it usable outside the summer months, with views towards the sea and the Brijuni islands. The southwest orientation means sun from midday until sunset.

The apartment is sold furnished: the custom kitchen with built-in appliances, four fitted wardrobes with sliding doors and the bathroom furniture all stay, so no further investment is needed before moving in. The bedrooms have parquet flooring, the living room porcelain stoneware. The entrance door is security-rated, class WK2.

Comfort and infrastructure

- Heating and cooling: inverter air conditioning
- Hot water: electric boiler
- Internet: wiring in place for a fast connection
- TV: satellite system
- Utilities: municipal water, electricity, sewage
- Condition: furnished and ready to move in

Micro-location and lifestyle

- Sea and Portić beach: ≈1,000 m along the white gravel path
- Grocery shop (Studenac, Konzum): ≈350–500 m
- Primary school, Peroj branch: ≈300 m
- Kindergarten, Peroj branch: ≈300 m
- Fažana and the Brijuni ferry: ≈6 min drive
- Istrian Y motorway entrance (Vodnjan): ≈10 min drive
- Pula, town centre: ≈17 min drive
- Pula airport: ≈25 min drive

The biggest practical advantage of the location is the white path leading from the village straight down to the sea, without crossing the main road. Children can walk it to the beach on their own, and it comes out right at Portić and the Lux Beach Club.

Portić is an old fishing harbour with a grill bar right by the water, known for the catch of the day and its sunsets. The Lux Beach Club in the same bay operates during the summer season. A walking and cycling path runs along the coast all the way to Fažana.

Dining nearby:

- Bistro Nešić, Peroj (4.9) — local cooking, grilled meat and fish, ≈300 m
- Konoba Vasianum, Fažana (4.7) — seafood and pasta, ≈7 min drive
- Restaurant Marina, Fažana (5.0) — waterfront with Brijuni views, ≈7 min drive
- Restaurant Arzon, Barbariga (4.8) — fish and seafood, ≈10 min drive

Fažana is the departure port for Brijuni National Park, with a marina, a promenade and summer events. Peroj itself stays quiet year-round, with its historic core and a community that lives there off-season as well.

Investment potential

- Annual rental income: ≈10,000 EUR
- The apartment is furnished and ready to rent with no preparatory work

For viewing appointments and further information, feel free to contact us through the form or by phone.

Summary

Location	Vodnjan	Property ID	2626
Price	260.000 €	Type	flat
Area	72 m²	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	2	Parking spaces (garage)	-
Floor	second floor	Orientation	Southwest
Ownership type	Co-ownership	Owner	Private owner
Price/m²	3.629 €	Real estate transfer tax	3%

Energy certificate	A	Subtype	flat in building, one-level apartment

Distances

Sea	1000 m
Town center	500 m
Transportation	550 m
Restaurant	600 m
Store	700 m
Fažana	3.6 km
Brijuni National Park	4 km
Infirmary	5.8 km
Pharmacy	5.8 km
Entrance to the highway	8 km
Pula	11.3 km
Pula airport	17 km
Venezia airport	263 km

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