

House with pool and views of the Brijuni Islands | Peroj, Istria

485.000 €
3.522 €/m²

This house stands on family land: the plot where the family kept its garden for decades, next to the house where the grandparents lived. When the owners built it, they wanted it in the Istrian style and with a clear purpose – pleasant to live in, with room for fruit, vegetables and olive trees. Today it is a holiday home with sea views that guests are happy to return to.

Key facts

- Living area: 132 m² (covered terrace included)
- Plot area: 416 m²
- Pool: 18 m²
- Bedrooms: 3 | Bathrooms: 3 + separate WC
- Orientation: courtyard and pool facing south and south-east
- Energy class: A+
- Year built: 2018, with occupancy permit (uporabna dozvola)

Layout and condition

In their reviews, guests most often praise the cleanliness and how well the house is equipped.

- Ground floor: living room with dining area and kitchen, plus a bedroom with bathroom; next to the house is a covered terrace with dining area (≈ 14 m²), and the morning sun lights up the living room and the pool
- First floor: two bedrooms; from the right-hand bedroom the view reaches the sea and the Brijuni Islands, and in the evening you can enjoy the sunset
- Outside: pool with sun loungers, summer kitchen with barbecue, outbuilding with laundry and storage room, garden with olive trees, fenced courtyard and shaded parking

Comfort and infrastructure

- Heating and cooling: air conditioning in all bedrooms and the living room; pipework for central heating is already installed

- Internet: DSL
- Utilities: mains water, electricity, public sewerage, asphalt access
- Condition: fully furnished and equipped, run as a holiday let; bookings for the coming season can be taken over by agreement

Location and lifestyle

- Sea and Martulina beach: ≈ 800 m
- Shops: two small shops within walking distance
- Kindergarten and school: a new, modern kindergarten in Peroj and a school up to year 3; higher grades in Fažana
- Fažana: ≈ 7 min by car
- Pula: ≈ 20 min by car

The house takes its name from Martulina beach, a pebble beach on the Peroj seafront promenade, recognisable by the remains of an Austro-Hungarian pier and popular for snorkelling. Bođinka beach is another great place to swim, and for dinner there is Konoba Ulika in Fažana; in Peroj itself, Restaurant Arzon is highly rated (4.9, fish and Mediterranean cuisine). In the evening you can stroll along the promenade to Fažana, where the boats to Brijuni National Park also depart.

The neighbourhood is quiet, with a family holiday home next door. The road in front leads to the sea, so it is busier in summer.

Who it is ideal for

For a buyer looking for a second home to use part of the year and rent out the rest – the holiday rental is well established, and guests are mostly families with children who return for two or three seasons. It works equally well for a family living here year-round, with a garden, olive trees and central heating pipework already in place.

Gross rental income: ~€25,000 per season

Before your visit, you can walk through the house with the virtual tour and see every corner. In person, it is best seen early in the morning or towards evening.

For viewings and further information, feel free to contact us via the form or by phone.

Summary

Location	Vodnjan	Property ID	2636
Price	485.000 €	Type	house
Area	138 m²	Land area	416 m²
Bedrooms	3	Bathrooms	3
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Co-ownership	Owner	Private owner
Price/m²	3.522 €	Real estate transfer tax	-
Energy certificate	A+	Subtype	detached, family house, villa

Distances

Sea	800 m
Store	250 m
Gym	220 m

Dog beach	1.5 km
Restaurant	2 km
Entrance to the highway	7.6 km
Rovinj	29.2 km
Fažana	3.2 km
Pula	11.5 km
Pula airport	18.1 km
Venezia airport	26.3 km

View original listing






800m

