



Sea view countryside villa in the heart of Istria few kilometers from the historic town of Pula

2.000.000 €

2.667 €/m²

Just a few kilometers from Pula on a plot of 22.500 sqm there is a exclusive modern villa with pool and a panoramic sea views for sale. This exclusive 750 sqm villa was built on three floors in 2013 with the highest standards, taking care of every detail in order to fit the ambience in the best possible way.

The basement consists of a sauna, laundry room, wine cellar and boiler room. On the sunny ground floor of 290 sqm, there is a spacious living room, kitchen and dining room, as well as a covered terrace with a pool of 80 sqm and a wonderful sunbathing area of 160 sqm. On the other side of this floor there are also two bedrooms, each with its own bathroom, 35 sqm apartment, gym, massage room with hydromassage bath and wc.

On the first floor there is a master bedroom and two additional bedrooms, each with a bathroom and a 100 sqm roof terrace with a spa bath for complete relaxation and enjoyment with a beautiful view of the sea and the surrounding area. The villa is equipped with modern furnishings and luxurious appliances, solar panels and underfloor heating.

On the exterior of the property there is a garage of 75 sqm, and next to the villa there is also a guest house of 25 sqm, a beautiful olive grove of 160 trees, a barbecue, tennis and mini soccer field volleyball court, shooting range as well as a golf course. There is a children's park with slides and swimmers, as well as table tennis. This luxuriously equipped villa with beautiful exterior amenities will provide a luxurious and comfortable life throughout the year.

In addition to the real estate there is a modality of purchase of additional land of 60000 to 80000 sqm.

Distance from the sea: 10 km, airport: Pula: 17 km, Trieste: 153 km, Venice: 264, Rijeka: 109 km, distance to the larger town, Pula: 17km

Summary

Location	Vodnjan	Property ID	1769
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Price	2.000.000 €	Type	house
Area	750 m²	Land area	22.500 m²
Bedrooms	5	Bathrooms	5
Parking spaces	20	Parking spaces (garage)	4
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.667 €	Real estate transfer tax	3%
Energy certificate	A	Subtype	detached, villa

Distances

Sea	10 km
Pula airport	17 km
Rijeka airport	109 km
Venezia airport	264 km
Near a bigger city	17 km
Trst airport	153 km

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