



The house first line to the sea with the olive grove near Pula – Croatia

799.000 €

3.995 €/m²

For sale house first line to the sea 3 km from Fažana, near the National park Brijuni.

Property size: Grounds 3.165 m², Villa (living space) 200 m², terrace 88 m² +12 m² and two Mediterranean terraces 110 m², 25 year old olive tree plantation with 55 olive trees . The house consists of basement, ground floor and has total 4 bedrooms and 3 bathrooms. The house is located in attractive area inside enclosed decorated infield with uncovered terrace 100 m². The house is unfurnished, and you need to edit basement, ground floor.

Distance from...the nearest beach 50 m, marina 350 m, airport 12 km, National Park Brijuni 3 km, Pula 12 km, Venice (Italy) 127 km. Due to excellent road, air and sea connections, any European capital can be reached within a few hours.

Property characteristics:

The property is located in Peroj, a picturesque village in Istria that dates back to 1657. It is set in a tranquil idyllic bay, yet in close proximity to one of the most beautiful National parks, Brijuni: www.brijuni.hr.

Newly built property with an outstanding olive tree plantation in a Mediterranean environment.

Private parking and two driveways leading up to the Villa.

The estate enjoys all day sunshine, yet also offers plenty of shade on warm summer days.

The property is unencumbered (burden-free), has all the necessary permits, a house number as well as water and electricity supply.

Further options:

The Villa has been completed up to the stage that still offers flexibility regarding the layout of the rooms and the option to cover any or all of the three terraces. Due to the sunny location of this extraordinary property, the new owners may also wish to add a swimming pool or whirlpools in a spot of their choice.

Furthermore, the southern side of the estate, which is only metres away from the coast, is ideally suited for the construction of a summer pavilion.

The property is in a state that allows the new owners to personalise the layout, interior and surroundings according to their individual taste and preferences.

Ground floor consists of: kitchen, dining room, living room, 1 bedroom, hallway, terrace: 100 sqm, garden, WC.

Basement consist of: 3 bedrooms, 2x bathroom, terrace: 110 sqm, WC, store area.

Additional rooms: ancillary buildings, parking place: 10.

Infrastructure: water connection, electrical connection, connected to septic tank, chimney.

Heating / cooling properties: .

Interior equipment of the property: unfurnished.

External equipment of the property: .

Floor coverings: unfinished,.

Joinery: PVC joinery.

Summary

| | | | |
|----------------------|--------------------|--------------------------|------------------------|
| Location | Vodnjan | Property ID | 1776 |
| Price | 799.000 € | Type | house |
| Area | 200 m ² | Land area | 3.165 m ² |
| Bedrooms | 4 | Bathrooms | 3 |
| Parking spaces | 10 | Parking spaces (garage) | - |
| Floor | semi basement | Orientation | West |
| Ownership type | Ownership 1/1 | Owner | Company |
| Price/m ² | 3.995 € | Real estate transfer tax | - |
| Energy certificate | In progress | Subtype | detached, family house |

Distances

| | |
|--------------------|--------|
| Center | 1.5 km |
| Sea | 20 m |
| Pula airport | 15 km |
| Rijeka airport | 130 km |
| School | 1.5 km |
| Trst airport | 130 km |
| Venezia airport | 250 km |
| Near a bigger city | 10 km |
| Store | 1000 m |
| Transportation | 500 m |

[View original listing](#)

