



## Elegant modern villa with beautiful sea view not far from Fažana

520.000 €

1.562 €/m<sup>2</sup>

Just a couple of minutes drive from the sea, in the vicinity of the beautiful Fažana, is situated this attractive villa with swimming pool, whose surface area is 333 sqm, built in 2017. The villa is furnished with furniture and it is possible to move immediately after delivery. The villa is designed for rent and is categorized with five stars. The total area of land in which it is included and the area below the villa is 962 m<sup>2</sup>.

On the ground floor there is a kitchen with dining room, living room, two bedrooms with bathrooms, additional toilet, storage room of 8 m<sup>2</sup> staircase, terrace, covered terrace, kitchen and engine room.

The first floor has a bedroom with a bathroom, two rooms "walk in closets", a space with jacuzzi, staircases and terrace.

On the second floor there is a terrace with panoramic sea view. The villa looks southwest.

Within the grounds there is a lawn, a 26 sqm rectangular pool, a solar shower, a sunbathing area, a swimming pool engineer and a playground, automatic irrigation for lawn and other plants. The boundaries of the yard are defined by the wall.

Heating and cooling is done by underfloor heating throughout the villa, fan coil vents (5), fireplace in the living area, solar panels for hot water (4), air heat pump and radiators in the bathrooms. The carpentry is PVC with double and triple glazing, contemporary room doors with associated joists and remote-controlled aluminum shutters. The villa price includes all furnishings, fully equipped kitchens, premium bathroom furnishings and outdoor furniture from retana. In the yard there is enough parking space for several cars.

The distance to the nearest asphalted road is 0.4 km.

A septic tank for sewage treatment was built. The villa is equipped with a power supply connection of 18 kW.

The town of Fažana with shops, cafes, banks, schools, kindergartens, parish churches, gas stations, taverns and restaurants is 6 km away. The nearest beach on the coast of Fažana is 6 km away. The distance to the nearest shopping center is 9 km. The nearest shop is 0.7 km away. Distance to Pula Airport is 16 km and to the nearest motorway entrance 4 km.

## Summary

Location	Vodnjan	Property ID	1912
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Price	520.000 €	Type	house
Area	333 m²	Land area	962 m²
Bedrooms	4	Bathrooms	3
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.562 €	Real estate transfer tax	4%
Energy certificate	A	Subtype	detached, family house, villa

## Distances

Center	500 m
Pula airport	6 km
School	800 m
Store	500 m
Trst airport	163 km
Venezia airport	288 km
Transportation	100 m
Sea	3 km
Rijeka airport	118 km

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