ID: 2060

EXCLUSIVE APARTMENT HOUSE WITH LARGE YARD AND SEA VIEW

Galižana, Vodnjan

511,000 €
948 €/m^2







Not far from the beautiful Southwestern coast of the Istrian peninsula is the town of Vodnjan, a town rich in its historical heritage, culture, and wonderfully located with a beautiful old town core. The old town center and most of the basic amenities in Vodnjan are located on a beautiful hill that offers a beautiful view of the sea and the Brijuni Islands. Not far from the center of Vodnjan is the village of Galižana, which is also located on a quiet hill, and offers its residents the pleasure of a peaceful location in a wonderful environment.

Right in Galižana there is this extremely spacious house that extends over 3 floors and offers the possibility of 7 residential units or less. On the ground floor there is a spacious apartment

that is habitable and consists of a kitchen, dining area, living room, renovated bathroom and bedroom and is equipped with PVC joinery, air conditioning unit, wood stove. On the ground floor there is space for another one-room apartment and a studio apartment. The first floor includes an area of 179 m^2 and the possibility of adapting two apartments or one large one. Likewise, the second floor offers a beautiful view of the sea. The house is equipped everywhere with PVC carpentry and mosquito nets, it has a chimney that provides the possibility of wood heating. In the garden there is a garage, as well as a tavern with a beautifully built large fireplace, a storage room, and planted various fruits. All apartments, except one, are in the unfurnished stage, which gives future owners the opportunity to equip and arrange as they wish.

The mentioned real estate represents a very interesting investment considering its surface area, price per square meter, the possibility of finishing a large number of residential units as desired, sea view, layout, and offers the possibility of engaging in the catering activity of renting, which would significantly speed up the return of the invested funds or the enjoyment of the same for everyday family life close to all amenities.

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Summary

LOCATION	Galižana, Vodnjan	PROPERTY ID	2060
PRICE	511,000 €	TYPE	House
AREA	539 m²	GARDEN AREA	1,100 m²
YEAR BUILT	-	YEAR RENOVATED	2024.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	14	BEDROOMS	7
BATHROOMS	7	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Sea
ACCESS ROAD	Yes	JOINED ROOMS	Tavern, garage, storage room
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Stone, Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Excellent, Thermal insulation	ROOF	Channels, Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Pantry
- Garden
- Yard
- Sea View
- Garage
- Access road
- Tavern

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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