ID: 2291

EXTREMELY ATTRACTIVE AND LUXURIOUSLY FURNISHED HOUSE IN A QUIET LOCATION

Galižana, Vodnjan

700,000 €
4,070 €/m²







Vodnjan is a charming town located in the southern part of Istria, known for its rich history, narrow stone streets and traditional architecture. It is recognizable by the Church of St. Blaise with the highest bell tower in Istria and an impressive collection of sacral art. Vodnjan is also known for its top-quality olive oil and authentic Istrian gastronomy. Surrounded by natural beauty and close to the coast, it offers a peaceful life, but also close to larger cities such as Pula.

In Galižana is located this luxurious single-storey house, measuring 172 m², with a garden of 907 m², which offers the perfect combination of comfort, style and functionality. The house

was built in 2020, and in 2024 it was equipped with exceptionally high-quality and luxurious furniture.

The space consists of a spacious and elegantly decorated hallway, from which you enter three beautiful and very spacious bedrooms. The central part of the house is made up of an exceptionally large and bright living room connected to the dining room, while the kitchen is separate and practically furnished. The bathroom is particularly beautifully decorated, and every detail in the house has been carefully designed to create a harmonious and pleasant space.

The house has a 10 cm thermal facade, excellent PVC joinery, laminate flooring in all rooms except the bathroom, kitchen and hallway, where quality tiles are installed, and a Mediterranean roof. The energy certificate B confirms its energy efficiency. A wood-burning stove connected to one of two chimneys is responsible for heating, while the living room is equipped with air conditioning for additional comfort. All rooms have uniquely designed light installations with ceiling mirrors that allow for maximum lighting of the rooms and energy efficiency.

In front of the main entrance there is a terrace that provides a perfect place to relax with a view of the spacious courtyard. The yard includes a barbecue, a children's playground and enough space for additional facilities such as the construction of a spacious swimming pool, sauna or similar - which makes this property ideal for a family or for enjoying peace and privacy.

This luxurious single-storey house in Galižana represents the perfect combination of modern construction, luxurious decoration and functional space. With a carefully designed interior, spacious garden and all the necessary amenities for a comfortable life, the house offers an exceptional opportunity for a family residence or as an investment for vacation and rental. Located in a peaceful environment, and close to all necessary amenities, it provides an ideal place to enjoy the beauty of Istria, comfort and privacy.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Galižana, Vodnjan	PROPERTY ID	2291
PRICE	700,000 €	TYPE	House
AREA	172 m²	GARDEN AREA	906 m²
	2020.		2024.

YEAR BUILT		YEAR RENOVATED	
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	3
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Greenery
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent, Laminate
FACADE	Excellent, Thermal insulation	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	Tiled
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	B

Extra features

- Access road
- Terrace
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Phone line

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