




# FUNCTIONAL APARTMENT WITH GREAT POTENTIAL

 Vodnjan

 **176,500 €**  
2,322 €/m<sup>2</sup>



Vodnjan is a town in southern Istria, located only 8 km north of Pula, the largest city in Istria. Since ancient times, Vodnjan has been chosen as one of the places where villas were built for the powerful of the time. As an additional testimony to the excellent geological position, characteristic walls and towers were built throughout the Middle Ages for protection, and at the same time mysterious narrow streets were built, especially under the influence of Venetian architecture. The multitude of churches built in the Romanesque and Gothic styles testify to the importance of Vodnjan as a cultural, sacral and social center of southern Istria.

In Vodnjan, there is an apartment on the ground floor of a building consisting of two bedrooms, a living room, a kitchen, a pantry, a bathroom, a toilet, a hall and a hallway, with a



total area of 273 m<sup>2</sup>. The apartment also has a storage room in the hallway of the building of 3m<sup>2</sup>. The building has an entrance to the southeast and northwest and its own parking lot separated from the road by a large stone wall.

The orientation of the apartment is southeast, with plenty of sunlight. At the entrance to the apartment on the right side there are two large bedrooms. They are followed by a large bathroom with a window facing the northeast, a bathtub, a sink, a toilet and space for a washing machine and dryer. A wall closet is installed between the large bathroom and the living room. Opposite the entrance to the apartment is a spacious living room with access to a sunny loggia of over 7m<sup>2</sup>. To the left of the entrance is a large kitchen with a storage room and two windows facing northwest. Next to the entrance to the kitchen is an additional toilet with a toilet and sink.

The advantage of this is the distance of only 200 meters from the main city street, Trgovačka. It is located in a quiet location with a view of the park, and the building is surrounded by stone walls, making it suitable for those who want to have a sense of security. Considering the large hallway that separates the rooms in the apartment with partition walls, with a small investment it is possible to get a large third bedroom and make this nice apartment a more spacious and modern family home, because its shape and position deserve it.

For additional information, call:

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## Summary

LOCATION	Vodnjan	PROPERTY ID	2412
PRICE	176,500 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	76 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southeast	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	Park
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	270 cm	ELEVATOR	-
HEATING	Classic	JOINERY	Wooden, Very good
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	Good
TILES	Good	PARQUET	Very good
FACADE	Very good	ROOF	Channels



INTERNAL STAIRS	Very good	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



## Extra features

- Loggia
- Pantry
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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