ID: 2577

# EXCLUSIVE NEW BUILDING OF HIGH QUALITY AND STANDARD WITH SEA VIEW

Peroj, Vodnjan

**314,291 €**
3,742 €/m$^2$







On the beautiful southwestern coast of the Istrian peninsula is a small coastal settlement called Peroj, the settlement is rich in historical heritage, and beautifully located with a beautiful old town center. The old town center and most of the basic amenities in Peroj are located on a beautiful hill that offers a beautiful view of the sea and the Brijuni Islands, the settlement also contains a coastline with beautiful beaches and a newly renovated promenade, which raises its level of quality from year to year by investing in the aforementioned content and culture.

It is in Peroj, in an excellent location not far from the center of Peroj and the first beautiful beaches, there will be two buildings with a total of 12 apartments, and the construction itself will be unique, luxurious and high-quality by a proven investor. This luxurious and high-quality apartment will be located on the second floor of the building, with an area of 84,15 $m^2$ with two parking spaces and will consist of two bedrooms, bathroom, a spacious and bright living room with a kitchen, dining room and access to a spacious balcony. The apartment offers a beautiful view of the sea. The building will be of high construction standards with carefully selected materials with integrated smart installations and renewable energy for reduced environmental impact and lower operating costs, smart water valves that will automatically close the main supply valves in the event of a leak. High-quality non-combustible and soundproof materials will be used for the construction of the real estate, and an intercom with video surveillance and a floor fire protection system will be provided, the building will be equipped with an internal elevator that will facilitate access to the residential units, while the joinery will be PVC with electric lifts connected to the wi-fi network and the possibility of remote operation. The lighting in the bathroom, hallways and kitchen will be able to be selected in advance, while underfloor heating will be installed in the bathroom and three air conditioning units in the apartment. The investor also offers the possibility of installing a custom-made kitchen with Siemens white goods at a more favorable price and installation options. All supporting facilities such as shops, restaurants, cafes, schools, kindergartens, etc. are located nearby.

The apartment is a very attractive property due to its quality, area, irreplaceable location and offers the future owner the possibility of using it for family housing or the possibility of renting it out as a catering business, as well as a very fast return on investment.

FOR ALL ADDITIONAL INFORMATION:

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Peroj, Vodnjan | PROPERTY ID | 2577 |
| PRICE | 314,291 € | TYPE | Flat |
| FLAT TYPE | Two rooms | AREA | 84 m² |
| YEAR BUILT | 2025. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |
| BATHROOMS | 1 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | - | PARKING SPACES | 2 |

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| | | | |
|---|---|---|---|
| POOL | - | VIEW AT | Sea |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | Yes |
| HEATING | Air conditioning, Floor heating | JOINERY | Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | Excellent |
| TILES | Excellent | PARQUET | Excellent |
| FACADE | Excellent | ROOF | Flat roof |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |

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## Extra features

- Balcony

## Infrastructure

- Electricity
- Water
- Sewerage

## Quadratures

| | |
|---|---|
| HALLWAY | 9 m² |
| LIVING ROOM WITH KITCHEN AND DINING ROOM | 29 m² |
| BEDROOM | 14 m² |
| BEDROOM | 13 m² |
| BATHROOM | 6 m² |
| BALCONY | 14 m² |

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