ID: 2607

# SPACIOUS DETACHED HOUSE WITH 5 APARTMENTS AND SEA VIEW

Galižana, Vodnjan

**710,000 €**
1,919 €/m$^2$

Not far from the beautiful southwestern coast of the Istrian peninsula is the town of Vodnjan, a town rich in historical heritage, culture, and is wonderfully located with a beautiful old town center. 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.

This high-quality spacious house with an impressive living area of 370 m$^2$ is located in Galižana. The house extends over two floors with a total of four spacious apartments - two on each floor. Each apartment consists of two bedrooms, a bright living room, a fully equipped kitchen with a dining area, a bathroom equipped with a water heater and a washing machine,

and each apartment also has its own loggia. The layout of the rooms is identical on the ground floor and first floor. The house is equipped with PVC joinery with roller shutters and mosquito nets, a 10 cm thick thermal facade, and each residential unit has an air conditioning unit. The floors are covered with laminate and quality ceramics. Within the garden of the property there is a utility room of approximately 10 $m^2$, which is currently used as a storage room. Also within the garden there is a separate residential unit of 40 $m^2$, which consists of two bedrooms, a living room, a kitchen with a dining area, and a bathroom equipped with a water heater and a washing machine. The separate residential unit is also equipped with PVC joinery, an air conditioning unit, and the floors are covered with laminate and tiles.

Due to its usable area, high quality, number of residential units, and excellent location, the house is a very interesting investment for a future buyer in terms of using it for family life, as well as in terms of investment for renting out hospitality activities and ensuring a quick return on investment.

FOR ALL OTHER INFORMATION, PLEASE CALL:

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## Summary

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|---|---|---|---|
| LOCATION | Galižana, Vodnjan | PROPERTY ID | 2607 |
| PRICE | 710,000 € | TYPE | House |
| AREA | 370 m² | GARDEN AREA | 165 m² |
| YEAR BUILT | - | YEAR RENOVATED | 2016. |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 15 | BEDROOMS | 10 |
| BATHROOMS | 5 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 2 |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | Yes | JOINED ROOMS | - |
| CEILING HEIGHT | 270 cm | ELEVATOR | - |
| HEATING | Air conditioning | JOINERY | Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | Very good |
| TILES | Excellent | PARQUET | Excellent, Laminate |
| FACADE | Excellent, Thermal insulation | ROOF | Channels |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

## Extra features

- Loggia
- Pantry
- Yard
- Sea View
- Access road

## Infrastructure

- Electricity
- Water
- Sewerage

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