

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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Code :	11422
Location :	Vodnjan
Building size :	147 m2
Lot size :	860 m2
Distance from center :	7500 m
Distance from sea :	12000 m
Distance from airport :	21 km
Number of floors :	1
Number of bedrooms :	3
Number of bathrooms :	2
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 685.000 €

The luxury villa for sale is situated in a tranquil natural setting, offering an exceptional living experience that combines sophisticated design and comfort. With a spacious area of 147 m² and a plot of 860 m², this villa is perfect for those seeking privacy, luxury, and top-notch convenience.

This one-story villa, designed in a modern L-shaped layout, consists of two separate zones – the day and night areas. The day area includes a kitchen equipped with high-end appliances, a dining room, a living room, and a guest toilet. The night area features a master bedroom with a private bathroom and wardrobe, as well as two additional rooms that can serve as a master or children's bedroom.

The villa was designed by a renowned Croatian interior designer and artist, whose work is known for its perfect blend of art and functionality. The space has been created with attention to every detail, resulting in an elegant and comfortable atmosphere in every corner.

The villa stands out with its large terrace, ideal for enjoying the fresh air, and an outdoor kitchen equipped with a sink and gas grill. The spacious garden is surrounded by a stone wall, ensuring complete privacy. The pool, with electrolysis technology and a built-in hydromassage feature, invites relaxation and is surrounded by luxurious amenities and design.

The villa is equipped with a Viessmann heat pump for underfloor heating and hot water, while four Mitsubishi air conditioning units

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ensure optimal temperature throughout the year. Handcrafted furniture pieces made of solid oak and walnut add a touch of luxury to the interior. With an energy-efficient system, maintenance costs are minimal, and an electric car charger is available in the villa's parking area.

This villa is more than just a living space; it is a true oasis of elegance, a perfect blend of nature and luxury that satisfies even the most discerning buyers. We invite you to schedule a viewing and experience the charm of this beautiful property.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.