

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11423
<b>Location :</b>	Vodnjan
<b>Building size :</b>	125 m2
<b>Lot size :</b>	840 m2
<b>Distance from center :</b>	7500 m
<b>Distance from sea :</b>	13000 m
<b>Distance from airport :</b>	21 km
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

**Price :** 635.000 €

A luxury villa in Istria, near Pula, offers a unique opportunity to purchase the home of your dreams. Nestled in a serene natural setting, this modern single-story villa perfectly combines luxury, functionality, and Mediterranean charm. With a floor plan of 125 m<sup>2</sup> on a spacious 840 m<sup>2</sup> plot, it provides ample space for relaxation and enjoyment.

The villa features three bedrooms, two elegantly designed bathrooms, and an additional guest toilet. At its heart is a spacious kitchen with an island, seamlessly connected to the bright living and dining area filled with natural light. The master bedroom ensures privacy with its own en-suite bathroom and walk-in wardrobe, while the additional bedrooms share a stylish bathroom. Practical features like a dedicated work area, built-in wardrobes, and a utility room with laundry facilities enhance everyday comfort.

The outdoor area is a true oasis for enjoying the Mediterranean climate. A terrace with a pergola connects the interior to the landscaped garden, while the saltwater pool with hydromassage offers refreshing relief on warm Istrian days. Adjacent to the pool, a bioclimatic pergola with an outdoor kitchen, complete with a sink and gas grill, makes outdoor gatherings a delight. The entire plot is enclosed by a stone wall, ensuring privacy and security.

The villa is equipped with cutting-edge technology, including a Viessmann heat pump for underfloor heating and hot water, Mitsubishi air conditioning units, energy-efficient systems, and an EV charging station. Additional features such as filtered water,

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designer lighting, handcrafted oak furniture, and artistic details add a touch of elegance and sophistication to this property.

This exceptional villa is located near Pula, offering excellent connectivity and proximity to all amenities while providing peace and privacy amidst the lush greenery of Istria.

Don't miss out on this rare opportunity! Contact us today to secure your piece of paradise in the heart of Istria.

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.