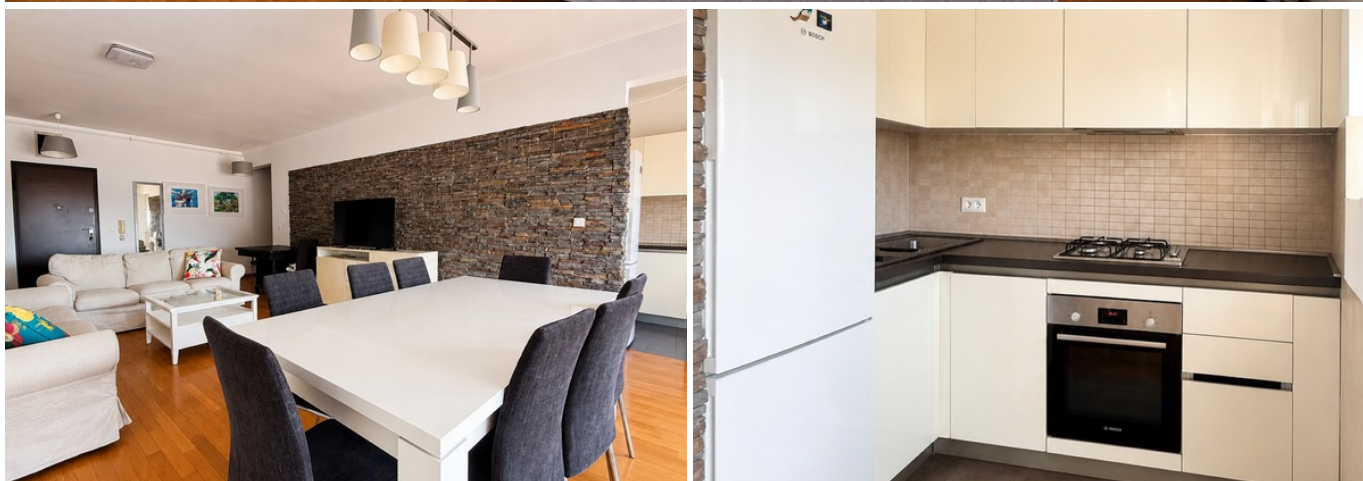




EXCLUSIVE SALE SPACIOUS FAMILY APARTMENT PEROJ

 Peroj, Vodnjan

 **245,900 €**
2,387 €/m²



Peroj is one of the most desirable locations on the southwestern coast of Istria, renowned for its peaceful lifestyle, well-maintained beaches, crystal-clear sea, and immediate proximity to Fažana, Brijuni National Park, and the city of Pula. Whether you are looking for a family home, a holiday residence, or a secure investment, this location offers the perfect balance of privacy and everyday convenience. Thanks to its developed tourist infrastructure and excellent transport connections, Peroj has attracted increasing interest from both homebuyers and investors in recent years.



This spacious 103 m² apartment is situated on the first floor of a smaller residential building. Its functional layout comprises three bedrooms, an open-plan living room, dining area and kitchen, a bathroom, a separate toilet, and a spacious covered west-facing terrace that enjoys pleasant natural light throughout the afternoon and evening.

The living room, dining area and bedrooms feature high-quality parquet flooring, while the kitchen, bathroom, toilet and terrace are finished with ceramic tiles. The apartment is equipped with PVC windows, roller shutters in the living area, traditional shutters in the bedrooms, a security entrance door, individual gas central heating, and air conditioning.

The property also includes one private parking space, while future owners can enjoy a shared outdoor barbecue area, perfect for social gatherings and relaxing outdoors.

Key Features:

- 103 m² of living space
- 3 bedrooms
- Open-plan living room, dining area and kitchen
- Covered west-facing terrace
- 1 bathroom and separate toilet
- Individual gas central heating
- Air conditioning
- PVC joinery and security entrance door
- 1 parking space
- Shared outdoor barbecue area

This property represents an excellent opportunity for both family living and investment. Thanks to its generous floor plan, functional layout, three bedrooms, private parking space and attractive location close to the sea, it offers outstanding value. An additional advantage is that the apartment already has a reliable tenant, allowing the new owner to take over an established investment with immediate rental income and no need to search for new tenants.

FOR MORE INFORMATION PLEASE CONTACT:

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Summary

LOCATION	Peroj, Vodnjan	PROPERTY ID	3484
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PRICE	245,900 €	TYPE	Flat
FLAT TYPE	Four rooms	AREA	103 m²
YEAR BUILT	2008.	YEAR RENOVATED	-
ORIENTATION	West	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	1,383 m²	PARKING SPACES	-
POOL	-	VIEW AT	Greenery and residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Zonal, Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Balcony
- Common rooms

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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