ID: 2202

# TWO ADAPTED APARTMENTS IN A GREAT LOCATION

Vodnjan

**220,000 €**
2,418 €/m²







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

Right in the very center of Vodnjan, these two apartments are located within a newly renovated house with an area of 91 m². There is a 21 m² studio on the ground floor, while the spacious family apartment is on the first floor with a terrace and is 60 m² in area.
The studio consists of a bathroom, a kitchen, a dining area and a sleeping area, and a newly renovated internal stone staircase leads to the family apartment on the first floor of 60 m²,

which consists of a bathroom, a kitchen, two bedrooms, a living room and a terrace. 10 m2 in which there is an Old Istrian šterna (well), which is a real rarity today, and represents one of the landmarks of Old Istrian towns. The apartments are equipped with new, high-quality PVC joinery (walnut). The mezzanine structures are all concreted and reinforced.

The electricity and water installations were done anew, as well as the roof, and the future property owner is given the option of choosing a tile or laminate design as part of the price, while during the renovation of the property, attention was paid to every detail, and stone details were left that give the right touch. Each apartment has an air conditioning unit. The property is sold with the first phase completed, room and entrance doors installed, floors, ceramics, and the second phase of the bathroom. There is a possibility of buying the entire house with four apartments.

The mentioned property represents a unique property due to its location, quality and multi-apartment units, and provides a future buyer or buyers with an excellent investment to enjoy it in the sense of a family life and a great possibility of engaging in catering activities for rent and a quick return on invested funds.

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Vodnjan | PROPERTY ID | 2202 |
| PRICE | 220,000 € | TYPE | Flat |
| FLAT TYPE | Two rooms | AREA | 91 m² |
| YEAR BUILT | 1920. | YEAR RENOVATED | 2023. |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |
| BATHROOMS | 2 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | 10 m² | PARKING SPACES | - |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |

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| | | | |
|---|---|---|---|
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning | JOINERY | Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | Excellent |
| TILES | Excellent | PARQUET | Excellent |
| FACADE | Excellent | ROOF | - |
| INTERNAL STAIRS | Excellent | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

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## Extra features

- Terrace

## Infrastructure

- Electricity
- Water
- Sewerage

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