



TOP LOCATION WITH LUXURY PROJECT

299,000 €

164 € / m²

Land with a Project for a Luxury Villa in Fondole

Discover the perfection of living in the heart of Istria, in the charming town of Fondole, which belongs to the municipality of Vodnjan. This beautiful plot of land, with an area of 1820 m², is ideal for building a luxury villa that can be your dream home or a profitable investment for rental during the tourist season. Fondole is a picturesque place surrounded by houses and holiday villas, known for its peaceful atmosphere and proximity to key tourist destinations.

Location and Amenities

Only 4 km from the famous tourist town of Fažana and 6 km from the historic city of Pula, this land offers incredible proximity to the most important amenities while enjoying privacy and peace. Located on elevated terrain, the land offers a spectacular view of the Adriatic Sea and the beautiful Brijuni Islands.

Land Details and Project

The land is surrounded by a traditional dry wall and fence, and there are ten olive trees on it that add Mediterranean charm. The project for a luxury villa is in the phase of obtaining a building permit, and the construction of a villa with a total area of 338 m², distributed over the ground floor and the first floor, is planned.

Ground floor (190 m²)

- Spacious parking for 6 vehicles
- Spa area with sauna and hydromassage pool
- Modern equipped gym with dressing room and bathroom
- Do the laundry
- Modern kitchen with dining area
- Huge living room with hydromassage jacuzzi

First Floor (148 m²)

- Five luxurious bedrooms, each with its own bathroom and loggia

****Outdoor****

In the courtyard of the ground floor there is an impressive pool of 95 m², ideal for relaxation and fun. Next to the pool there is a modern summer kitchen with a grill, and a large table for enjoying outdoor meals. A special room for pool equipment and maintenance ensures that everything is always clean and tidy.

****Design and Arrangement****

Special attention has been paid to every detail in the design of this villa. From the thoughtful layout of the rooms to carefully selected lighting and design elements, everything is designed to provide maximum pleasure to the future owner.

This plot of land with the project represents a unique opportunity for investment in luxury living space or tourist rental.

FOR ALL OTHER INFORMATION, CALL:

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Summary

Location	Fondole, Vodnjan	Property ID	1967
Price	299,000 €	Type	Land
Land type	For building	Area	1,820 m ²
Orientation	Southwest	View at	Sea
Number of floors	-	Access road	-
Distance from sea	-	Distance from center	-
Ownership type	Orderly	Certificate of ownership	Yes
Location permit	Yes	Building permit	Yes

Extra features

- Terrace
- Loggia
- Pantry
- Yard
- Sea View
- Access road
- Tavern
- Forest
- Swimming pool

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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