

## Luksuzna villa u Balama, Bale, House



### Seller Info

Name: Agencija Bagi Immobilien  
 First Name: Agencija  
 Last Name: Bagi Immobilien  
 Company: Bagi Immobilien d.o.o.  
 Name:  
 Service Type: Selling and renting  
 Website: <https://bagi-immobilien.hr/>  
 Country: Croatia  
 Region: Istarska županija  
 City: Fažana  
 City area: Fažana  
 Address: Istarska 10  
 Mobile: 099 844 0297, 098 9655 281  
 About us: BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title: Luksuzna villa u Balama  
 Property for: Sale  
 House type: detached  
 Property area: 215 m<sup>2</sup>  
 Lot Size: 1375 m<sup>2</sup>  
 Number of Floors: 2  
 Bedrooms: 4  
 Bathrooms: 3  
 Price: 1,100,000.00 €  
 Updated: Jul 13, 2024

#### Condition

Built: 2014

#### Location

Country: Croatia  
 State/Region/Province: Istarska županija

City: Bale  
City area: Bale  
ZIP code: 52211

## Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: A+



## Parking

Garage: yes  
Number of parking spaces: 4

## Description

Description: We are selling a beautiful and modern villa in Bale of 215 m2, tavern 60 m2, swimming pool 34 m2 on a large garden of 1375 m2. It consists of a basement (tavern) with its own kitchen and toilet. On the ground floor, one bedroom with its own bathroom, large living room, kitchen, dining room and toilet. There are two bedrooms and two bathrooms on the first floor. From the living room there is an exit to the covered terrace. The heating is solar via a heat pump throughout the house. the bathrooms have underfloor heating, there is a fireplace in the living room for additional atmosphere. Garage and 4 parking spaces in the yard. The house was built and equipped with high-quality materials and equipment. In the garden outside the villa there is a large swimming pool of 34 m2 with sea water, a covered terrace with a barbecue. and a beautifully maintained garden with maximum privacy, overlooking the magical old town. The villa has an ideal location that offers its owner a pleasant and peaceful life or vacation in the Renaissance stone town of Bale. Surrounded by untouched nature, forests, pastures, arable fields, 6 km away from the superbly decorated Mon Perin beach. The distance from Rovinj is 12 km, and from Pula 22 km, the airport 20 km. Property neat. For all information, call +385 91 1509 059 (Viber / WhatsApp) or by email: aida.kudic@bagi-immobilien.hr ID CODE: 933

## Additional contact info

Reference Number: 386403  
Agency ref id: 933