

## VODNJAN - Jedinstvena vila sa pogledom na more!, Vodnjan, House



### Seller Info

Name: Agencija Bagi Immobilien  
First Name: Agencija  
Last Name: Bagi Immobilien  
Company Name: Bagi Immobilien d.o.o.  
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: VODNJAN - Jedinstvena vila sa pogledom na more!  
Property for: Sale  
House type: detached  
Property area: 531 m<sup>2</sup>  
Lot Size: 1258 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 11  
Bathrooms: 4  
Price: 1,150,000.00 €  
Updated: Jul 16, 2024

#### Condition

Built: 2005

#### Location

Country: Croatia  
State/Region/Province: Istarska županija

City: Vodnjan  
City area: Vodnjan  
ZIP code: 52215

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes  
Number of parking spaces: 4

## Description

Description: Vodnjan, a town not far from Pula and the tourist town of Fažana. In Vodnjan we are selling this beautiful large villa of 531m<sup>2</sup> with 1258m<sup>2</sup> of garden. The villa consists of 3 apartments, two of which are categorized with 4 stars and are in long-term lease. In the basement there is a large garage with 2 parking spaces, a large tavern with a fireplace, toilet and storage. On the ground floor there is an apartment of 218m<sup>2</sup> which consists of a large living room, kitchen and dining room. Four bedrooms, one with its own bathroom and dressing room, two bedrooms with a bathroom between them, and another room and a separate toilet. The ground floor apartment is connected to a heated indoor pool in an area of 70 m<sup>2</sup>. On the first floor of the villa there are two more apartments, the first apartment has 104m<sup>2</sup> and consists of a kitchen with dining room and living room, 2 bedrooms with bathroom and a large terrace of 70m<sup>2</sup>. The apartment has a staircase leading to the lookout point from which a panoramic view of the sea. The third apartment has an area of 86m<sup>2</sup> and also consists of a large living room with kitchen and dining area, 2 bedrooms with bathroom and terrace. The house has a gas-fired heating system installed in the yard (5000 liters). It is equipped with top quality materials and furniture in wood (oak), quality ceramics, good insulation and PVC and aluminum joinery. Interested clients can contact us at +385 99 844 0297 or by email [danijel@bagi-immobilien.hr](mailto:danijel@bagi-immobilien.hr) ID CODE: 2094

## Additional contact info

Reference Number: 421445  
Agency ref id: 2094