

LUKSUZNA PAMETNA VILLA SA POGLEDOM NA MORE, Vodnjan,

House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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Region: Primorsko-goranska županija
City: Rijeka
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,
Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	LUKSUZNA PAMETNA VILLA SA POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	297 m ²
Lot Size:	1000 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	3
Price:	1,665,000.00 €
Updated:	Apr 15, 2024

Condition

Newbuild:	yes
Built:	2022

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vodnjan
City area:	Vodnjan
ZIP code:	52215

Permits

Building permit:	yes
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Parking

Garage:	yes
Covered parking space:	yes

Description

Description:	Not far from the beautiful southwestern coast of the Istrian peninsula is the town of
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Vodnjan, a town rich in its historical heritage, culture, and beautifully located with a beautiful old town. The old town and most of the basic facilities in Vodnjan are located on a beautiful hill that offers a beautiful view of the sea and the Brijuni Islands. Right in the vicinity of Vodnjan with a view of the Brijuni archipelago, the construction of this luxury smart villa with a living area of 297 m² and a garden area of 1000 m² is planned. This beautiful villa on the ground floor will consist of an entrance hall, toilet, storage and a large open space of 73.20 m² which will house a modern large kitchen with island, dining room and living room with fireplace. Also on the ground floor there will be a tavern in the Istrian style with a large fireplace and a wooden table with benches, and will have its own separate storage room with toilet and two accesses from the inside of the villa and from the outside. On the ground floor there will be 3 large glass walls overlooking the pool and an outdoor covered terrace with a large table. Upstairs there will be 3 spacious bedrooms, one of which is a master bedroom with private bathroom, wardrobe 25.50 m² and a beautiful terrace. Upstairs there will be a study with terrace, hallway, bathroom, storage room, gym, sauna with toilet and shower, which will have an external entrance stairs in front of which will be another covered terrace of 19.67 m² for relaxation after a hard day. training. The villa will also have access to a flat roof, where there will be a summer kitchen with a dining area and a beautiful panoramic view. All outdoor heating and cooling units of the house will be located on the rest of the roof. The villa will be equipped with high quality PVC joinery, parts of the house will be lined with stone, in the interior of the house will be equipped with high quality large format ceramics, high quality sanitary ware, custom furniture and customer preferences. The complete house will be "smart", so that it will be possible to control lighting, heating and cooling, swimming pool, blinds, video surveillance, etc. via several devices, ie displays, tablets and mobile phones. Certainly the special feature of this smart villa will be the exterior in which a large overflow pool of 60 m² will stand out, which will have a separate jacuzzi. The pool will be heated, with salt water, a waterfall and ice lighting in colors and an outdoor shower. Next to the pool there will be a place to relax by the fire, which will be flush with the sun deck. The summer kitchen will be equipped with high quality kitchen appliances, barbecue, bar with bar stools and TV to enjoy sports matches. On the lower part of the land under the pool there will be a volleyball and beach soccer field with its own lighting for the possibility of evening play, while behind the playground or behind the bench there will be a storage room with pool equipment. The villa will have 3 covered parking spaces with automatic entrance and a separate smaller entrance. The environment of the villa will be decorated with various plants and greenery, olives, lavender and other Mediterranean plants fully equipped with automatic irrigation. This Villa is a unique luxury property due to its location, area, equipment and appearance, and provides prospective buyers or buyers an excellent investment to enjoy it in terms of family and a great opportunity to engage in catering and quick return on investment. ID CODE: IS105173

Additional contact info

Reference Number: 427897
Agency ref id: IS105173