

## DVIJE KUĆE BAZENOM U MIRNOM ISTARSKOM MJESTU, Barban,

### 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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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:	DVIJE KUĆE BAZENOM U MIRNOM ISTARSKOM MJESTU
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	1250 m <sup>2</sup>
Bedrooms:	9
Bathrooms:	5
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2022
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Barban
City area:	Barban
ZIP code:	52207



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	7
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### Description

Description:	The County of Istria is famous as one of the most suitable regions for life, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population. Right in Istria, i.e. in Barban, in an excellent location, this wonderful detached house of 300 m <sup>2</sup> with an auxiliary building as another smaller house of 80 m <sup>2</sup> is located. As can be seen in the pictures, the villa has just been built, and requires the completion of the swimming pool, sunbathing
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area and parking lot. It consists of a ground floor with two utility rooms, an entrance area, a large kitchen and a very spacious living room with access to the terrace, a bathroom, a space for a sauna with a jacuzzi and a spacious area for a gym, which can also be converted into three bedrooms. . On the upper floor, connected to the internal stairs, there are four bedrooms with four bathrooms and in the internal stairs to the attic and a beautiful roof terrace. The villa has electric low-energy floor heating in the spacious living room, kitchen and dining area, it also has solar collectors for heating water with a 500l tank, which allows us to use the building more economically, as well as high-quality PVC joinery and a thermal facade. Other parts of the building, the bedrooms, bathrooms and communication area, are equipped with 6 high-quality air conditioners, and electrical installations for the installation of electric radiators have been carried out. As can be seen in the pictures, the entire interior is equipped with high-quality Italian ceramics. In the auxiliary building, on an area of 80 m<sup>2</sup>, there is a residential area with a kitchen, bathroom and bedroom. The yard of the building, as can be seen on the project, is intended for a spacious garden, a swimming pool with a sunbathing area, several parking spaces and to separate the two buildings, depending on the wishes of the future buyer. The mentioned villa and the auxiliary building represent a very attractive property in a quiet location with a spacious garden, and offer a great opportunity for the future buyer to enjoy the same in the sense of a very pleasant family life, as well as engage in the catering activity of renting or some other activity and a quick return of the invested funds. ID CODE: IS105229

### Additional contact info

Reference Number: 428837  
Agency ref id: IS105229