

## Villa sa bazenom na poželjnoj lokaciji, 5km od mora!, Vodnjan, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	Villa sa bazenom na poželjnoj lokaciji, 5km od mora!
Property for:	Sale
House type:	detached
Property area:	150 m <sup>2</sup>
Lot Size:	431 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Built: 2021.

### Location

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



### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: In preparation

### Description

Description: Beautiful Vodnjan can boast of a history and tradition dating back to ancient times. Numerous archaeological finds from the Roman era, numerous stories, hospitable hosts - mainly oriented towards the cultivation of traditional cultures, make an idyllic place for a pleasant and peaceful way of life. The west coast of Istria really offers something for everyone! Numerous beaches, hidden bays, a top gastronomic offer, numerous narrow and colorful alleys all the way to the green unexplored interior. In a quiet area, in a desirable location, this beautiful villa with a swimming pool, 150m<sup>2</sup> in area, is located on a 431m<sup>2</sup> garden, where there is also an indispensable summer kitchen. The newly built villa exudes a modern interior

and exterior and gives a real home atmosphere. The open space version on the ground floor combines the kitchen with the dining room and the living room, which leads to a terrace with a sun deck and a 32m<sup>2</sup> swimming pool. Here, in addition to the living room, there is also a storage room, a guest toilet, one bedroom with a bathroom from which there is an exit to a spacious covered terrace and a garden with a children's playground. Glass rocks provide you with plenty of sunlight throughout the day. The first floor is reserved for two bedrooms with their own bathrooms and access to a 25m<sup>2</sup> terrace with a beautiful view of the Brijuni National Park. The villa has video surveillance and an alarm system and is fully air-conditioned. The proximity of all the necessary amenities make this location an excellent choice for a warm family home or an idyllic vacation during the summer months if you want to engage in tourist rentals and thus return the invested funds faster. For any additional information and/or viewing, contact with confidence licensed real estate agents with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS105856

### Additional contact info

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