

## Vila sa bazenom na mirnoj lokaciji, 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>  
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:	Vila sa bazenom na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	570 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	550,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2014
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### 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:	A
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### Description

Description:	Vodnjan is a town in the southern part of Istria, ten kilometers north of Pula, located on a fertile lowland area that opens to the sea near Peroj and Fažana in the west. A big advantage is that it is located at two exits from the highway, which is great for connecting with the rest of Istria as well as with neighboring countries. Only 4 kilometers from the town center, in a quiet part of the village, this beautiful detached villa with a swimming pool is located. The building has a total living area of 220m <sup>2</sup> and is located on a plot of land of 570m <sup>2</sup> . The house itself consists of a
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ground floor and a first floor, so on the ground floor there is a hallway, a large living room with access to a neat and paved terrace and a swimming pool, a fully equipped kitchen with a dining room, a guest toilet and one bedroom with its own bathroom. The first floor of the house is accessed by an internal staircase, where there are three bedrooms, each with its own bathroom and a balcony with a beautiful view of the surrounding nature and the sea in the distance. Also, each bedroom is equipped with its own air conditioner and satellite television. The yard is completely fenced and as such ensures complete peace and privacy. In front of the house there is a large paved swimming pool with a total area of 28m<sup>2</sup>, a summer kitchen with a covered terrace for enjoyment during the summer months. The yard is also in excellent condition, it is decorated and maintained and is decorated with Mediterranean plants and various fruit trees. Several parking spaces are provided within the building itself. The house is sold completely as shown in the pictures, i.e. with all the furniture. This beautiful villa represents an excellent investment for tourist purposes because it is located in an excellent and quiet location, not far from the center of the town, the sea and all the necessary facilities. Also, the facility is categorized as a 4-star vacation home, and it can continue to be rented out for tourist purposes and thus recover the invested funds sooner. In addition to the tourist purpose, the real estate can also be a great opportunity to solve the housing issue and buy a beautiful and high-quality real estate for a comfortable and peaceful life. For all additional questions, as well as to arrange a viewing of the property, please contact: Claudio Mezzalira Licensed agent Mobile: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) ID CODE: IS1506977

### Additional contact info

Reference Number: 456731  
Agency ref id: IS1506977