

ISTRA, BALE - Moderna dizajnerska villa!, Bale, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, BALE - Moderna dizajnerska villa!
Property for:	Sale
House type:	detached
Property area:	670 m ²
Lot Size:	1000 m ²
Number of Floors:	2
Bedrooms:	10
Bathrooms:	6
Price:	4,000,000.00 €
Updated:	Jun 22, 2024

Condition

Built:	2020
--------	------

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Bale
City area:	Bale
ZIP code:	52211

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
--------------------	----



Heating

Central heating:	yes
------------------	-----

Parking

Number of parking	4
-------------------	---

spaces:

Description

Description:

ISTRIA, BALE, Modern designer villa! This modern designer villa is located near the old center of the medieval town of Bale, in a quiet and dead-end street. This spacious, modern, unique villa offers complete comfort and is fully air-conditioned with a heat pump heating system. The living rooms and most of the bedrooms are oriented towards the west, and are exposed to the sun almost all day through huge glass surfaces, which can be electrically shaded. It has a huge, fully equipped outdoor area with dining tables, lounge furniture and lounge chairs. The carefully maintained, large garden is completely fenced and surrounded by a hedge and has its own watering system and is well lit at night. The villa is a 5-minute drive from pristine beaches (west coast of the Istrian peninsula) and a 15-minute drive from the well-known town of Rovinj. Carefully decorated with unique design elements and top quality furniture.

GENERAL INFORMATION ABOUT THE PROPERTY: - 670 m² of enclosed space (two semi-detached villas) - 3 floors - Fenced private garden of 1,000 m² with covered parking space for up to six cars; two large, electric sliding gates - 2 outdoor, heated, infinity pools, 2 showers, sunbeds - 1 indoor, heated pool - Private sauna - 2 charging stations for electric vehicles - Heating (heat pump system) / fully air-conditioned - Alarm system - Electrical protection from the sun - Category 5 stars, officially registered

APPEARANCE OF THE PROPERTY: - Two spacious, fully equipped kitchens with large kitchen islands/high chairs and large dining tables - Two large, fully equipped living rooms with large LED TVs and fireplaces and high ceilings - Six of bedrooms (each fully equipped with a king-size bed, spacious wardrobes, LED TV, private bathroom with walk-in shower) - Each bedroom has access to a common, furnished balcony - 2 spacious, fully equipped terraces; two large balconies - Outdoor barbecue - 4 toilets - Game room with kitchen and wine fridge, billiards, darts, table football and sitting area with game console and large LED TV - Indoor wellness area (indoor pool, sauna, area for relaxation, shower) - 2 fully equipped utility rooms (spacious storage rooms, washing machines and dryers, irons) Exclusive villa that deserves everyone's attention! Ć Dear clients, the agency commission is charged in accordance with the General Terms of Business www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 20773

Additional contact info

Reference Number: 479315
Agency ref id: 20773