

## ISTRA, VODNJAN - Prekrasna vila na mirnoj lokaciji s bazenom i vrtom! Vodnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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, VODNJAN - Prekrasna vila na mirnoj lokaciji s bazenom i vrtom!
Property for:	Sale
House type:	detached
Property area:	194 m <sup>2</sup>
Lot Size:	833 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	2
Price:	615,000.00 €
Updated:	Jun 24, 2024

### Condition

Built:	2012
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### Location

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



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	7
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### Description

Description:	ISTRIA, VODNJAN - Beautiful villa in a quiet location with a pool and garden! Numerous editions of the city of Vodnjan belong to different historical periods. Gothic, Renaissance and Baroque can be felt at every step while walking through this town, which was once an important urban center. The interesting thing that definitely stands out is the church of St. Blaža, whose bell tower is the highest in Istria (62m). Mild Mediterranean climate, excellent tourist offer, proximity to the sea, excellent micro-location for peaceful family life or property for rent. This villa was built in 2012 on a plot of 1027 m <sup>2</sup> , and consists of a ground floor and an upper
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floor. The ground floor consists of an open living room with a kitchen and dining room, a bathroom and two spacious bedrooms and an entrance hall. From the entrance hall as well as the kitchen, you enter the rooms, one of which is intended as a laundry room, and the other as a storage room. Both the living room and the kitchen lead to a covered terrace and a beautifully landscaped yard, which is ideal for enjoying summer evenings. The staircase leads to the first floor, which consists of three bedrooms, a large bathroom and a wardrobe. Storage can be made under the stairs. There is central heating and air conditioning in each bedroom. On the fenced plot there is a swimming pool, a barbecue and a garden house with a summer kitchen, a toilet and a storage room for tools. The garden has its own tank for hot water, gas and central heating, its own absorption well and pipes for automatic irrigation. The house is sold furnished as shown in the pictures. Dear clients, this is an ideal house for a vacation with family and friends or as an investment option in tourism. For any additional questions, feel free to call the agents. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 21052

### Additional contact info

Reference Number: 488276  
Agency ref id: 21052