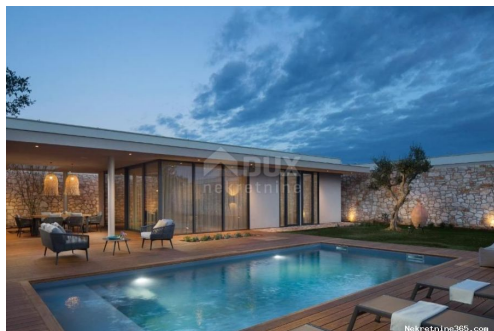


ISTRA, VODNJAN - Besprijeckorna prizemna vila na osami, Vodnjan, House



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, VODNJAN - Besprijeckorna prizemna vila na osami
Property for:	Sale
House type:	detached
Property area:	140 m ²
Lot Size:	820 m ²
Bedrooms:	3
Bathrooms:	1
Price:	770,000.00 €
Updated:	Jun 29, 2024

Condition

Newbuild:	yes
Built:	2022

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
Covered parking space:	yes

Description

Description:

ISTRA, VODNJAN - Modern and high-quality one-story house located in a secluded area in a small private resort with two other villas. The villa with a total living area of 140.38 m², in addition to a beautiful and carefully decorated exterior, is also decorated with a beautifully decorated interior with carefully selected designer furniture, which ensured maximum comfort with an indication of the quality and feeling of a real home. Thus, the interior space is divided into a private sleeping space and a space for everyday life. In the area for everyday life, there is a spacious living room, dining room and modern equipped kitchen, which form one compact "open space" area of the villa, which is enriched with sunlight through large glass walls, and through which there is a view of the landscaped and maintained garden with swimming pool. Direct communication from the living room is connected to a larger outdoor covered terrace of 50.17 m², on which, in addition to a sitting area with a table, there is also an equipped summer kitchen. The private and sleeping part of the villa, separated by a corridor, hides two larger bedrooms decorated in harmony with the rest of the villa, and each of them has its own communication with the garden and the pool. Likewise, in the private space there is a larger comfortable bathroom with a "walk in" shower and a sauna in a separate part of the bathroom. Separated from the villa is an auxiliary facility consisting of a technical room, which is also used as a storage room for all the necessities of maintaining the pool and garden, as well as a separate outdoor toilet. The exterior and interior design are coordinated down to the smallest detail. The villa's grounds are fused with nature, and with its 820m² plot, it represents an ideal opportunity to escape from the fast-paced city lifestyle, while at night it offers a special atmosphere with smart lighting. There is also a larger swimming pool in the garden, as well as an area for rest and relaxation. There is also covered parking for 2 to 3 cars. Additional information; * The villas are equipped with smart air conditioners for cooling and heating in all rooms * Electric underfloor heating is also installed * The property is clean * The real estate is in the VAT system until 04/04/2023, the price shown is without VAT. For any additional information, please feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 22939

Additional contact info

Reference Number: 509763

Agency ref id: 22939