

## Bale - jedinstvena vila sa bazenom!, Bale, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company

has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books.

SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Bale - jedinstvena vila sa bazenom!  
Property for: Sale  
House type: detached  
Property area: 250 m<sup>2</sup>  
Lot Size: 1400 m<sup>2</sup>  
Bedrooms: 4  
Price: 1,040,000.00 €  
Updated: Aug 15, 2023

### Condition

Built: 2015

### Location

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

### Additional information

Energy efficiency: A

### Heating

Heating type: central (own) solar cells

## Description

Description:

Bale - a unique sunny villa, in a rustic modern style 250 m<sup>2</sup>, 1400m<sup>2</sup> garden with pool! This beautifully designed and built villa, in which a lot of effort has been invested to achieve the quality it possesses, is located in Bale, 400 meters from the center of Bale. The view from the terrace on the first floor of the villa is facing the green landscape and offers a view of the town of Bale, which gives a feeling of relaxation and calm. It is located in a quiet environment where you are provided with privacy and vacation as you wish. The surroundings around the villa are tidy, and there are other villas around it. The place is suitable for villas. As part of the garden that stretches over 1400 m<sup>2</sup> with a system of irrigation of greenery around the villa, there is a swimming pool of specific shape with salt water, summer kitchen with outdoor grill, planted olive trees over 200 years old and give a beautiful overall view of the beautiful villa. The villa of 250 m<sup>2</sup> extends to the basement where there are connections and can be used as an additional room, ground floor and first floor. It consists of three bedrooms, each with a separate bathroom, with shower and bathtub and are located on the first floor with a balcony overlooking, while the ground floor toilet, kitchen, dining room and living room is designed as one open-space room from which you can go out on the terrace where there is a table for lunch or coffee after lunch and near it and a summer kitchen. The villa is decorated to the smallest detail and due to the soft colors of the elements throughout the villa, you get a special atmosphere to stay in it. Energy certificate "A", has a garage for cars. Nearby are all the important facilities such as shops, cafes, restaurants and excellent pizzerias. The distance from Rovinj to a tourist town in the summer seasons is only 15 minutes and to the first beaches 10 minutes. This beautiful villa is located in a great location, suitable for investment, or for living and relaxing from today's hustle and bustle!

## Additional contact info

Reference Number: 511599  
Agency ref id: 32894  
Contact phone: +385 95 595 8800