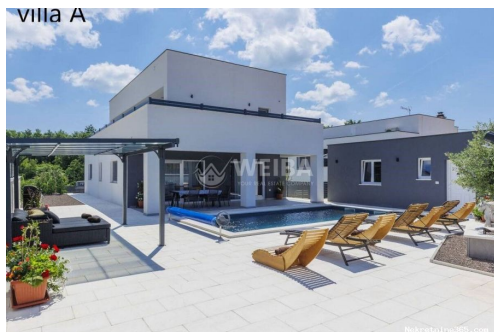


Istra, Vodnjan - okolica, prodaja, dvije kuće u kompletu, novogradnja, Vodnjan,

House

villa A



Seller Info

Name: Weiba Adria
First Name: Weiba
Last Name: Adria
Company Name: Weiba Adria
Service Type: Selling
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About us: Weiba Immobilienmanagement

is a German company based in the mountain town of Freiberg in Germany. We have more than 20 years of experience in buying, selling and managing real estate. This competence, as well as clients' interest in investing capital in the real estate market in Croatia, led to the desire for growth and the need for direct access and participation in the local market in Croatia.

With the founding of the Weiba Adria agency, a Croatian branch based in Vodnjan/Istria, we decided to use all the advantages of both markets. The focus is always on the goals of providing high-quality offers and comprehensive support in the sale, purchase

and rental of acquired real estate. Our team consists of trained and licensed agents who speak Croatian and German as their mother tongue. Our goal is to provide professional service and the necessary legal support. We accompany every step from the purchase to the leasing of real estate. Our vision is to enable the customer a special and unforgettable experience in the process of searching, finding and buying real estate. We offer support at every step of the purchase and a full service from a single source. In addition to the purchase or sale of all types of real estate, our offer also includes additional services tailored to each client according to their needs.

Listing details

Common

Title:	Istra, Vodnjan - okolica, prodaja, dvije kuće u kompletu, novogradnja
Property for:	Sale
House type:	detached
Property area:	444 m ²
Lot Size:	1043 m ²
Bedrooms:	21
Bathrooms:	5
Price:	1,400,000.00 €
Updated:	Aug 24, 2023

Condition

Newbuild:	yes
Built:	2021

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: In preparation

Parking

Number of parking spaces: 4

Description

Description:

Istria, Vodnjan - surroundings, two houses of modern construction for sale, each on its own plot - detached, detached. The houses are located in a quiet location, surrounded by nature and complete peace. Only 4 km from Vodnjan - a historic town in the south of the region that has almost all the facilities necessary for life; restaurant, supermarket, gas station, bank, post office, kindergarten, pharmacy...
HOUSE A: House of 224 m² on a plot of 601 m². Modern project, quality construction, fully furnished. It consists of the ground floor - hallway, living room with kitchen and dining room, exit to the terrace on the ground floor, one bedroom with bathroom, toilet. There are two bedrooms on the first floor, each with its own bathroom, TV, air conditioning and access to a spacious terrace. House heating - underfloor heating using a heat pump. The yard is completely fenced, a swimming pool of 32 m² with heating (special heat pump). In the yard, there is also a special utility building with a sauna, hydromassage tub and shower. Season 2023, the house was rented for tourist purposes - it has a decision on categorization.
HOUSE B: House of 220 m², on a plot of 443 m². In the basement, a tavern-restaurant of 100 m² with seating area, large table and chairs, equipped kitchen, fireplace, air conditioning, three sanitary facilities. One side of the basement is open - it has windows. Covered terrace in front. Ground floor of the house - hallway, living room with access to the terrace, kitchen and dining room with access to the terrace - open space concept. Two bedrooms, bathroom, toilet, pantry and laundry room. Underfloor heating - gas, two air conditioners and a fireplace. Two parking spaces in the garden. There is a possibility of buying 1000 m² - 3000 m² of additional agricultural land next to the house on which there are auxiliary facilities - a warehouse, a tool room with a yard. Parking places - 2. Interesting properties with a lot of potential that can be excellent objects for investment - tourist rental or combined, for living and renting. The surroundings are very quiet, far from the hustle and bustle of the city and yet close to all necessary facilities. The beaches

are 10-12 km away - Fažana, Valbandon, Barbariga. The first nearest larger town - Vodnjan - 4 km away. Close to the highway (exit/entrance at 4 km). Distance from the city of Rovinj - 40 km Distance from the city of Pula - 12 km ID CODE: 75

Additional contact info

Reference Number: 513954

Agency ref id: 75