

Istra, Vodnjan-okolica, moderna samostojeća kuća sa bazenom, novogradnja, Vodnjan, House



Seller Info

Name: Weiba Adria
First Name: Weiba
Last Name: Adria
Company: Weiba Adria
Name:
Service Type: Selling
Additional: info@weiba-adria.com
Email:
Website: <https://weiba-adria.com/nekretnine-istra>
Country: Croatia
Region: Istarska županija
City: Vodnjan
ZIP code: 52215
Address: Istarska 60
Phone: +385 (0) 52 330 040
Fax: +385 (0) 52330 040
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, moderna samostojeća kuća sa bazenom, novogradnja
Property for:	Sale
House type:	detached
Property area:	224 m ²
Lot Size:	601 m ²
Number of Floors:	1
Bedrooms:	9
Bathrooms:	3
Price:	750,000.00 €
Updated:	Aug 28, 2023

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
Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description: Istria, Vodnjan - surroundings, a detached villa of modern construction is for sale, 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... The surface of the house is 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 auxiliary building with a sauna, hydromassage tub and shower. Season 2023, the house was rented for tourist purposes - it has a decision on categorization. Parking places - 2. An interesting property with a lot of potential. An excellent property for investment - tourist rental or as real estate for a quiet family life. 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: 76

Additional contact info

Reference Number: 514384
Agency ref id: 76