

## Istra, Vodnjan, villa 254m2 s okućnicom 833m2, BAZEN !!, #prodaja, Vodnjan, House



### Seller Info

Name: Sandra Kralj  
First Name: Sandra  
Last Name: Kralj  
Company Name: Impensa doo  
Service Type: Selling and renting  
Additional Email: info@terram-nekretnine.com  
Website: <https://www.terram-nekretnine.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
City area: Valdebek  
ZIP code: 52100  
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Mobile: +385994361600  
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About us: Terram nekretnine Istra je tvrtka koja se bavi posredovanjem u prometu nekretnina sa dugogodišnjim iskustvom.

Cilj nam je pružiti vrhunsku uslugu za posredovanju u kupnji i prodaji nekretnina na području Istre.

Posredujemo u kupnji i prodaji nekretnina, prezentiramo nekretnine na internetu i u medijima, organiziramo razglede za potencijalne kupce, savjetujemo Vas o najboljoj praksi i uvjetima za kupoprodaju nekretnina te Vas po potrebi povezujemo s odgovarajućim stručnjacima koji će vas voditi kroz postupak potreban kako biste riješili

pitanja u svezi vaše nekretnine i tako osiguravamo preduvjete za njihovu prodaju (usluge arhitekata, odvjetničke, geodetske, bankarske, itd.).

Nekretnine koje se nalaze u našoj ponudi su prošle provjeru knjižno-imovinskog provjeru statusa nekretnine kako bi Vam osigurali sigurnu i bezbrižnu kupnju.

U postupku kupoprodaje nekretnine pripremamo sve potrebne pravne akte i dokumente no naša uloga ne završava potpisom kupoprodajnog ugovora nego se nastavlja uslugama kroz konačan proces prijenosa vlasništva nekretnine i izvršenje zakonskih obveza u cijelom postupku (razrez poreza na nekretnine, uknjižba vlasništva na nekretnini, prijenos tekućih obaveza i ostalo ali stručnu terminologiju (od prijepisa svih priključaka, prijava kod administrativnih tijela, ...)).

Obratite nam se s povjerenjem!

Vaš Terram team

Reg No.: 181/2022

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## Listing details

### Common

Title:	Istra, Vodnjan, villa 254m2 s okućnicom 833m2, BAZEN !!, #prodaja
Property for:	Sale
House type:	detached
Property area:	254 m <sup>2</sup>
Lot Size:	833 m <sup>2</sup>
Bedrooms:	5

Bathrooms: 2  
Price: 615,000.00 €  
Updated: Sep 27, 2023

## Condition

Condition: Kept

## Location

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

## Permits

Ownership certificate: yes



## Additional information

Infrastructure: Water, Air conditioner, Gas  
Energy efficiency: A

## Description

Description: Istria, Vodnjan, a beautiful detached villa of 254 m<sup>2</sup> with a large garden of 833 m<sup>2</sup> and a swimming pool is for sale. The house consists of a ground floor and a first floor. On the ground floor there is an entrance hall, two bedrooms, a large kitchen with a dining room, a spacious living room, a large beautiful terrace that is directly accessible from the living room and kitchen, a bathroom and a storage room with a service room. From the ground floor, an internal staircase leads to the first floor, where there are two bedrooms, one of which has a large dressing room, a bathroom and another dressing room. The house is surrounded by a landscaped garden of 833 m<sup>2</sup>, it has a beautiful swimming pool of 30 m<sup>2</sup> and next to the pool there is a nice summer kitchen with a terrace, in the same building there is one toilet and a machine room for the pool. The house is located in a beautiful and quiet location, ideal for family life or rental in tourism, distance from the sea and beaches for swimming 11 km, distance from the highway 7 km. The entire house is air-conditioned and the heating is solved by gas central heating. Ownership clean #sale Custom ID: K-195 Energy class: A \*\*Interested buyers can obtain the necessary information about the advertised real estate and view it through our agency only with the prior signing of a real estate mediation contract or Real Estate Viewing Record.\*\* \*\*The buyer pays an agency commission of 3% +

VAT.\*\*

### Additional contact info

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Agency ref id: K-195  
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