

## ISTRA, MAJMAJOLA Nova dizajnerska vila, 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,MAJMAJOLA Nova dizajnerska vila
Property for:	Sale
House type:	detached
Property area:	174 m <sup>2</sup>
Lot Size:	492 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	750,000.00 €
Updated:	Jul 03, 2024

### Condition

Newbuild:	yes
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### 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:	A+
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### Parking

Garage:	yes
Number of parking spaces:	5

## Description

Description:

ISTRIA, MAJMAJOLA A new designer villa Not far from the town of Vodnjan, there is a small town called Majmajola, which is rich in family houses and top quality holiday villas. Our agency offers exactly one of these. It is a villa of modern construction located on a plot of land of 666m<sup>2</sup>, while the living space is 174m<sup>2</sup> and extends through the ground floor and the first floor. On the ground floor there is an entrance hall, a spacious living room connected to the kitchen and dining room, a bathroom with a toilet and a storage room. The living room is illuminated thanks to the Rehau glass wall, which provides direct communication with the spacious outdoor terrace and access to the pool and sunbathing area. The internal staircase leads to the first floor where there are three bedrooms. The two bedrooms each have their own wardrobes and share a spacious and modern bathroom. The third bedroom, the master bedroom, has its own wardrobe, bathroom with toilet and a spacious balcony. The heating and cooling of the property is solved through the ventilation ducts of the central floor system powered by Mitsubishi machines that reach the desired temperature in just a few minutes. The interior of the property was made to measure, and the interior designer is responsible for it. The floor coverings, marble and ceramics, are first class and Mapei materials are used, while all the carpentry is Rehau brand with double and triple glass. There is a 4x8 swimming pool on the 492m<sup>2</sup> plot, decorated with ceramic mosaics and epoxy joints, fully automated and includes counter-current swimming. The garage has direct communication with the villa and is intended for one vehicle, while there is space for 5 additional cars in the outdoor parking lot. Considering the location and the arrangement and the quality of the property, we believe that the villa is highly recommended and is ideal for a wonderful family life in a quiet location or for a safe return on investment through rental for tourist purposes. Feel free to contact us for any additional information! Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24972

## Additional contact info

Reference Number: 527655

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