

## KUĆA SA POGLEDOM NA MORE I POSLOVNIM PROSTOROM U PRIZEMLJU, Vodnjan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	KUĆA SA POGLEDOM NA MORE I POSLOVNIM PROSTOROM U PRIZEMLJU
Property for:	Sale
House type:	residential-commercial
Property area:	275 m <sup>2</sup>
Lot Size:	370 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	10
Bathrooms:	3
Price:	480,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2002
Last renovation:	2015

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	6
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### Description

Description: Istria County is known as one of the most suitable regions for living, and offers

many natural beauties backed by a warm Mediterranean climate and a very cordial domicile population. In the very southwest of the Istrian peninsula within the town of Vodnjan in a very attractive location near the sea is located the village of Barbariga, which from year to year improves its facilities and infrastructure, and the demand for it is increasing. Precisely in Barbariga, in a great location, is this spacious house with a business space of 275 m<sup>2</sup>, and with a valid building permit for the construction of another 200 m<sup>2</sup> below. The house consists of office space on the ground floor, or restaurant with a capacity of 65 people, with kitchen, guest and staff toilets, interior space and terrace, and on the first floor there is a duplex apartment consisting of entrance hall, bathroom, toilet, two lighted bedroom, beautiful living room with kitchen and dining area that has access to a large terrace with stunning sea and landscape views, while on the upper floor there is a bathroom with two spacious bedrooms also with beautiful views. In the basement we also find a large area that currently serves as a boiler room, pantry, and utility rooms for various things. Within the garden there are more excellent plants that are carefully maintained, and adds a very pleasant feeling of staying in the same. This property is a very interesting investment in a great location with great private and business opportunities, and provides the future buyer with an interesting property to buy, and continue to engage in various activities within it, and a quick return on investment, as well as a pleasant stay for family life. ID CODE: 67014

### Additional contact info

Reference Number: 540796  
Agency ref id: 67014