

## Vodnjan - Moderna kuća sa bazenom, Vodnjan, House



### Seller Info

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About us: Art Store d.o.o. is an authorized real estate agency based in Pula with a wide and quality real estate offer in Istria.

Our company was founded and has been operating successfully since 2016. We have a decision from the Ministry of the Economy to perform the activity of real estate brokerage and we are entered in the register of intermediaries at the Croatian Chamber of Commerce.

Reg No.: 186/2021

Privacy Policy:

### Listing details

#### Common

Title: Vodnjan - Moderna kuća sa bazenom  
Property for: Sale  
House type: detached  
Property area: 123 m<sup>2</sup>

Lot Size: 335 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 3  
Price: 560,000.00 €  
Updated: Jul 01, 2024

## Condition

Newbuild: yes  
Built: 2023

## Location

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

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Number of parking spaces: 1

## Description

Description: Vodnjan is a small town in the southwest of Istria, about 12 kilometers from ancient Pula. Its streets and squares still exude the past, and in the interior of its historic core, the city has preserved its medieval appearance with narrow streets and numerous churches. Its wide area with countless kažuns are remnants of the time when the inhabitants were engaged in agriculture, especially olive growing and viticulture, as they are today. The house we offer is located in a good location in Vodnjan. The house is under construction and is being sold on a turnkey basis.

This modern urban villa with a total area of 123m<sup>2</sup> is spread over two floors. On the ground floor there is a living room with a kitchen and a dining room. Since it is an open concept, the living room opens onto a terrace with a swimming pool. On the ground floor there is also one bedroom with a bathroom and a separate toilet. Upstairs there are two bedrooms and a bathroom, as well as a terrace with a wonderful view of the sea. The 335m<sup>2</sup> garden has a swimming pool with an arranged sunbathing area, and a parking lot. The house is oriented south-west. The house is well equipped and designed for living all year round. A heat pump with an air conditioner is provided for heating in every room, and electric underfloor heating in the bathrooms. In the living room, there is a possibility to connect a fireplace or a stove. Exterior carpentry is PVC with electric blinds and mosquito nets, and security doors. The carpentry is in two colors, anthracite gray on the outside and white on the inside. The house can be additionally equipped according to the agreement with the buyer, depending on the stage of construction. In agreement with the investor, it is also possible to arrange furniture. The agency commission is charged in accordance with the General Terms and Conditions. For all information and viewing dates, please contact: +385 (0)99 54 22 440 +385 (0)99 54 22 450 Email: [info@artstore.hr](mailto:info@artstore.hr) ID CODE: 389

### Additional contact info

Reference Number: 546275  
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