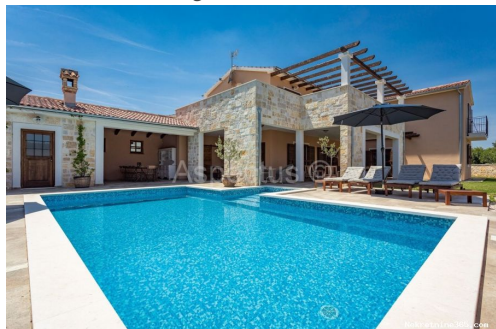


## Luksuzna Vila s bazenom, namještena, vrt, garaža, 12km od Fažane, okolica Pule, Vodnjan, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company: Aspectus d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Mletačka 12/3  
Mobile: +385 98 743 467  
Phone: +385 52 225 200  
Fax: +385 52 225 222  
About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the

ownership with the land registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Luksuzna Vila s bazenom, namještena, vrt, garaža, 12km od Fažane, okolica Pule
Property for:	Sale
Property area:	360 m <sup>2</sup>
Lot Size:	615 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	6
Price:	850,000.00 €
Updated:	Nov 27, 2023

### Condition

Built: 2020

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes
Inspection certificate:	yes

## Additional information

Infrastructure: Electricity  
Energy efficiency: In preparation



## Heating

Heating type: air-conditioner

## Description

Description: We are selling a rustic luxury villa with a pool in the vicinity of Pula. The villa is located in a very quiet location not far from Vodnjan and consists of a ground floor and a first floor. On the ground floor of the Villa there is a hallway, a kitchen with a dining room and a living room with an exit to a covered terrace, also on the ground floor there are two bedrooms with a bathroom, while on the first floor there are 4 bedrooms and 4 bathrooms, of which 2 bedrooms have an exit to a spacious terrace with an open view of nature. In the garden of this charming Villa there is a heated swimming pool of 41m<sup>2</sup>, a summer kitchen, a rest area, a green area with automatic watering of the lawn, one toilet and an automatic garage for two cars. For heating purposes, the ground floor has solid fuel central heating, a fireplace, and the house also has air conditioners for heating and cooling purposes, and preparations have been made for underfloor heating. The villa is sold fully furnished, is secured by an alarm system and is completely distanced from the city crowd and urbanity and offers a panoramic view of the greenery. Namely, the Villa is an excellent investment, given that the gross income is approx. €70,000.

## Additional contact info

Reference Number: 548041  
Agency ref id: 1501  
Contact phone: +385 99 3868 200