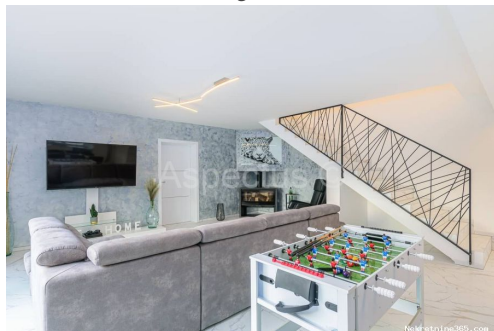


## Moderna vila s bazenom i uređenom okućnicom, blizina Vodnjana, 14km od Fažane, Vodnjan, House



### 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  
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 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:	Moderna vila s bazenom i uređenom okućnicom, blizina Vodnjana, 14km od Fažane
Property for:	Sale
Property area:	243 m <sup>2</sup>
Lot Size:	1001 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	649,000.00 €
Updated:	Nov 27, 2023

### Condition

Built:	2021
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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

Infrastructure:  
 Energy efficiency:

Electricity  
 In preparation



## Heating

Heating type:

air-conditioner

## Description

Description:

We are selling a modern villa with a swimming pool and landscaped garden in a very quiet location. The villa is located near Vodnjan and has a total living area of 163 m<sup>2</sup>, and a net area with terraces of 243 m<sup>2</sup>. The total area of the land is 1001 m<sup>2</sup>. The villa consists of a ground floor and a first floor. On the ground floor of the villa there is a kitchen, dining room and living room with a modern open concept or open space concept with access to the terrace, a storage room and one bedroom with its own bathroom, while on the first floor there are three bedrooms with their own bathrooms with access to the upper spacious terrace. In the garden of the villa there is a 40 m<sup>2</sup> swimming pool and a barbecue, as well as additional facilities such as table football, darts and a swing. The villa is sold fully furnished. Nearby there is a restaurant, a supermarket, an elementary school and a football field. The distance from Fažana is 14 km. The distance from Pula is 19 km.

## Additional contact info

Reference Number: 548067  
 Agency ref id: 1333  
 Contact phone: +385 99 3868 200