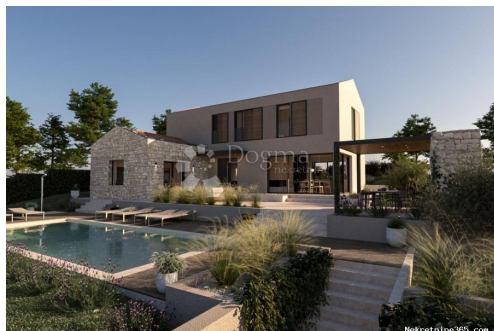


## Atraktivna novogradnja sa bazenom, Vrsar, House



### 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:	Atraktivna novogradnja sa bazenom
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	938 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	9
Bathrooms:	3
Price:	1,400,000.00 €
Updated:	Apr 15, 2024

### Condition

Built: 2024.

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vrsar
City area:	Vrsar
ZIP code:	52450



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: A+

### Description

Description: In a quiet place, located 15 km from the center of Poreč and 10 km from the nearest Vrsar sea and its beaches, on the hill, a villa with 180 m<sup>2</sup> of internal living space is under construction on a total of 938 m<sup>2</sup> of land. The plot has a nice, regular shape and as such allows maximum utilization for additional facilities in the garden. The house consists of two floors - the ground floor, where there are living spaces in an open concept, sanitary facilities, wardrobes and technical rooms for the central heating system and laundry with all the necessary connections, as

well as rooms for storing personal belongings, bicycles and mobile equipment for the garden and swimming pool . The special part of the ground floor enchants with an indispensable wellness area with sauna and shower. There are 3 bedrooms with separate bathrooms on the first floor. On a comfortable fenced garden rich in centuries-old olive trees, autochthonous flowers and a lawn with irrigation, there is a swimming pool with a heating system of 40 m<sup>2</sup> with a sun deck and a fireplace with a covered dining area where the summer kitchen is located. Of course, we must emphasize the imposing metal gate that frames the entire picture inside the walled property. Parking for two vehicles with a charger for electric vehicles. Top quality construction with 10 and 15 cm facade insulation, PVC windows, aluminum sliding shutters in the rooms, sliding glass walls on the ground floor, underfloor water heating with a Mitsubishi heat pump, cooling system, filomuro doors, floor covering microtopping, Italian furniture and lighting and top-quality equipment in the interior as well as in the exterior are the main ones features by which the investor is guided when constructing the entire story. All of the above conjures up the image of a superb villa that meets all the parameters of even the most demanding. SPECIFICATIONS: Heating/Cooling: - Water-based underfloor heating throughout the house. Mitsubishi heat pump / heat pump system. Additional cooling system (and heating if necessary) by Mitsubishi. Swimming pool - heated. Sanitary ware/Mixers: - sanitary facilities: Catalano - mixers: Pafoni Coatings: - On the floor, micro topping – micro cement – the whole house Bathroom walls: 3 walls with micro topping - micro cement, and one wall with Tribeca ceramics Carpentry/locksmith: - external carpentry: Roplast PVC special color. Sliding slats - aluminum - special color Huge sliding rocks - internal doors: all filo muro doors (without studs) Facade: - 10-15 cm styrofoam + on three external walls around the wellness, stone facade 10 cm hand stuccoed without joints Security: - no alarm system has been set up due to GDPR. It can always be installed later according to the customer's wishes Lighting: - FLOS, Faro, Klus, Diomede, Biticino, Francesconi Furniture: - Kitchen Scandalo, Miniforms, Gervasoni, Miele Swimming pool: 10x4m – ceramic tiled set in three sizes. Heated pool. Salt water electrolysis. Decking installed around the pool. Parking places: Two parking spaces. Portun automated. Additionally: -charger for electric cars -4 old olive trees - more than a century old -Completely furnished furniture throughout the house and outdoor furniture, TV, antennas... - Outdoor kitchen complete stainless steel - top quality -Horticulture complete with irrigation -Piazzeta interior fireplace covered in hand-stitched one-piece fireplace -The special feature is that the house has 3 storage rooms with separate external entrances. Rarely any house has that. For example: for deckchairs, bicycles, wood, chairs... - The same advantage that there is no construction under the house because it is agricultural land and will never be able to be built on. - The house has 17.5 kw of electricity - The house has a Finnish sauna and a wellness area for relaxation with a beautiful view of meadows and forests - The house has three bedrooms, but if required by the buyer, 4 rooms (wellness) can be converted into an additional bedroom. - Each room has its own bathroom. I am at your disposal for more information. JENNY PANCIC LICENSED AGENT Cell phone

098/958-4848 jenny.pancic@dogma-nekretnine.com ID CODE: IS1511190

### **Additional contact info**

Reference Number: 568547  
Agency ref id: IS1511190