

## ISTRA, PEROJ - 3SS+DB stan U prizemlju nadomak centra i plaža, Vodnjan, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, PEROJ - 3SS+DB stan U prizemlju nadomak centra i plaža
Property for:	Sale
Property area:	117 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	4
Bathrooms:	1
Garden area:	200 m <sup>2</sup>
Price:	343,000.00 €
Updated:	Jul 13, 2024

### Condition

Built:	2005
Last renovation:	2020

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking	7
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spaces:

## Description

Description:

ISTRIA, PEROJ - 3 bedroom apartment located on the ground floor with a large yard, close to the beaches and the center of the village. Not far from the center of Peroj, in a newly built building, this quality apartment is located on the ground floor of a building with only a few residential units. It is a high-quality apartment worthy of your attention, the spaciousness and airiness of the rooms as well as the smart organization of the space make this apartment an ideal opportunity for a real family home or an ideal opportunity for an investment in the direction of tourism.

**DESCRIPTION OF THE APARTMENT;** The apartment has its own private entrance through the courtyard or entrance through the corridor of the building. It is an apartment consisting of 117.43 m<sup>2</sup> of living space, which is divided into two parts, a private part and a part for daily life. Thus, the part of the apartment intended for daily life is designed as a larger open space in which there is a comfortable and large living room, a spacious dining room and a slightly separate kitchen. What makes this space interesting is the direct communication with the outside covered terrace and yard of the apartment, in addition, the entire space is illuminated with natural light with the help of large glass walls. The private part of the apartment is accessed through a corridor that connects all 3 spacious bedrooms, then there is also a bathroom with a bathtub, as well as a toilet with a laundry room. Access to the garden and terrace also extends from this part of the apartment. The yard of the apartment of about 200m<sup>2</sup> is enough for fun and relaxation with family and friends, it is hidden from view, and it is decorated with local greenery and various plants. We must mention that the building also has a special part of the garden intended for all tenants, where there is a larger barbecue and a place for socializing. Each tenant has the option of using the same space separately or together with other tenants.

**ADDITIONAL INFORMATION;** \* The apartment is equipped with air conditioners in every room, it also has gas central heating in all rooms, as well as a chimney with the possibility of connecting a pellet or wood stove. \* The floors are parquet in the living room and bedrooms, while the kitchen, dining room, hallways, bathroom and toilet are equipped with high-quality ceramics \* The apartment is sold furnished \* The apartment has a designated parking space in the building's garden \* The apartment is privately owned, owned is a pure 1/1, without financial burden, the building has all the necessary documentation

**LOCATION DESCRIPTION;** The apartment is located in a quiet and private location, in a small settlement known as Peroj. Peroj is an ideal location for all those looking for peace and privacy without the noise of tourists and large crowds. However, regardless of the peace that the location provides, the apartment is located in the immediate vicinity of the well-known and almost unavoidable Fažana. Numerous beaches, long walking and cycling paths along the sea make this region the first choice of many. A 20+km walk that connects the settlements of Peroj, Fažane, Valbandon, Štinjan and Puntizela camp, we are sure that it will not leave you indifferent. Along the entire length of the walk, you are offered numerous opportunities to refresh yourself with several

beach bars and restaurants right on the sea, wide green areas are ideal for rest and escape from the busy lifestyle, as well as well-groomed beaches along the entire length of the walk that invite you to sunbathe and have fun. The location of the apartment is actually ideal for year-round living, namely, just a few steps from the apartment is the center of the town where you can find a small market with fresh vegetables and fruits every day, a market, a fish market, a restaurant, a cafe and the like. In addition, only a 4-minute drive from the apartment is the famous Fažana, where you can find larger shops and super markets, as well as numerous additional amenities. From Fažana there is also a boat line that connects the Brijuni Islands with the mainland, where you are offered numerous opportunities for entertainment and relaxation, including a professional golf course, a small safari, bike rides, a visit to the museum, and the like. Considering the attractiveness of the location, the apartment is an ideal opportunity for your own investment for tourist purposes with a safe return on investment. For any additional questions, necessary information or wish to organize an apartment viewing appointment, please feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27551

### Additional contact info

Reference Number: 570271

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