

ISTRA, BALE - Moderna obiteljska apartmanska vila, Bale, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: 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, BALE - Moderna obiteljska apartmanska vila
Property for:	Sale
House type:	detached
Property area:	340 m ²
Lot Size:	624 m ²
Number of Floors:	2
Bedrooms:	9
Bathrooms:	7
Price:	939,000.00 €
Updated:	Oct 12, 2024

Condition

Built:	2007
Last renovation:	2022

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Bale
City area:	Bale
ZIP code:	52211

Permits

Building permit:	yes
Location 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 spaces: 4

Description

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ISTRIA, BALE - This high-quality family apartment house with 3 or more residential units is located near the center of Bale. We proudly present this quality family villa located in an attractive location near Rovinj and just a few steps from the center of Bal. It is an apartment house consisting of 3 residential units that offer different possibilities to future owners. This property is definitely worth your attention, and we are sure that it will delight you with its location, organization of the space and excellent tourist results. DESCRIPTION OF THE PROPERTY; The house consists of a total of 340m2 NET usable area, and is spread over 3 floors: ground floor, 1st floor and 2nd floor. *Ground floor* At the entrance to the villa there is a small lobby that connects all floors of the house with an internal common staircase, further on through a private passage is a separate apartment consisting of a corridor, which connects two larger separate bedrooms of 25m2. Each of these bedrooms has its own bathroom and access to the garden with a swimming pool. What is interesting for anyone looking for a tourist investment opportunity is that each of these separate bedrooms can be treated as a separate tourist rental unit. At the end of the aforementioned corridor, there is the main area of the apartment with a modern kitchen, dining room and a smaller living room, from which access extends to the garden with a swimming pool. There is an additional bathroom, an additional bedroom and a storage room. *1. Floor* The entrance from the common staircase leads to an identical mirrored space from the ground floor. Thus, there are two larger separate bedrooms of 25m2 in the hallway, each of which has its own bathroom and access to a private terrace. These rooms can also be treated as separate units for rent, while the main part of the apartment is located at the end of the corridor with a private entrance, and has a kitchen, dining room and living room with access to a private terrace. The same apartment has a bedroom, a bathroom and a storage room. 2nd Floor; The last residential unit with a private entrance from the common staircase, consists of a larger open space in which there is a modern kitchen with a dining room, a comfortable living room, and in the private part of the apartment there is a bedroom and a larger bathroom. The special feature of this property is the roof terrace, which is accessed through a small corridor from the common staircase. Here you can find a place for rest and relaxation, a covered part of the terrace with a summer kitchen and a sitting area, as well as a wonderful view of the sea and the sunset. The yard of the villa of 624 m2 is completely fenced and hidden from view. The yard is maintained and decorated with numerous Mediterranean plants and a spacious green area that is taken care of by an automatic irrigation system. In the private part of the garden, which is located at the back of the villa, there is a swimming pool with a sunbathing area, as well as a spacious covered summer kitchen with a barbecue, ideal for entertaining and relaxing with friends and family. There is enough parking space for 4 cars in the garden, while there is also the possibility of parking

outside the garden. ADDITIONAL INFORMATION; * The villa is sold fully furnished, which means that the new owners do not need additional investments. * All bathrooms in the villa have electric floor heating. * All rooms are air-conditioned, but there is also a chimney with the option of installing a pellet or wood stove. * High-quality facade insulation of 10 cm and high-quality PVC was installed, which makes staying in the villa pleasant throughout the year. * All entrance doors to apartments or rooms have smart locks that can be unlocked with a key or personalized card. * The house also has a laundry room/utility room that is accessed from the outside, separated from the apartment. * On the garden there is also an auxiliary building that is used as a storage room and a washing/ironing room. * The ownership of the villa is in order. * The property is used for year-round living and rental, and we are sure that the rental results will surprise you. By purchasing this facility, you are taking over an already well-established business with regular guests and a secure return on your investment. LOCATION DESCRIPTION; We are talking about Bala, one of the most beautiful Istrian jewels, located on the western coast of Istria. This historic stone town is built on a hill surrounded by olive groves and vineyards, and is 5 kilometers from the sea and an untouched coast. The 45th parallel passes through the municipality of Bale, i.e. its southernmost part, which means in the most ideal place, halfway between the Equator and the North Pole. The average annual temperature in Bale is 14 degrees Celsius, and they record an average of 2,400 sunny hours a year. With a well-known long history and the many contents they offer, Bale has today taken a high place among the many similar towns and settlements in Istria. Beautiful natural beaches, well-maintained walking and cycling paths, and a quality gastronomic offer have put this place on the cards of many guests, and every year there is an increasing number of new lovers. Due to its exceptional location, this property is ideal for investment for tourist purposes or as an option for a safe and peaceful family life. Proximity to content; * natural beaches are only a 6-minute drive from the villa, * the famous town of Rovinj is only a 10-minute drive away * the largest city in Istria, Pula, is only a 25-minute drive away * the connection to the Istrian Ipsilon is only a 10-minute drive away * while shops, pharmacy, butcher, market, bank and numerous restaurants and cafes only 200 m away from the villa. For any additional questions, necessary information or wish to organize a real estate viewing appointment, 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 ID CODE: 28185

Additional contact info

Reference Number: 573064
Agency ref id: 28185
Contact phone: +385 95 576 8337