

## ISTRA, JEDINSTVENA HACIJENDA NA TRŽIŠTU!, Cerovlje, House



### Seller Info

Name: Agencija Dux nekretnine  
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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, JEDINSTVENA HACIJENDA NA TRŽIŠTU! |
| Property for:  | Sale                                     |
| House type:    | detached                                 |
| Property area: | 386 m <sup>2</sup>                       |
| Lot Size:      | 20010 m <sup>2</sup>                     |
| Bedrooms:      | 6  |
| Bathrooms:     | 4  |
| Price:         | 1,850,000.00 €                           |
| Updated:       | Oct 16, 2024                             |

### Condition

|        |      |
|--------|------|
| Built: | 2022 |
|--------|------|

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Cerovlje          |
| City area:             | Korelići          |
| ZIP code:              | 52402             |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |



### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 7 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | ISTRIA, UNIQUE HACIENDA ON THE MARKET! In a place of complete silence and pure nature, real estate in the hacienda type is for sale. It is a detached villa that conceptually consists of several residential units. The total living area of the building is 386.56 m <sup>2</sup> . The villa consists of two floors: ground floor and first floor of 299.56 m <sup>2</sup> + auxiliary building of 87 m <sup>2</sup> . During the construction of this |
|--------------|---|

unique building, attention was paid to technical details and long-term quality. The ground floor of the villa consists of a living room and an open space kitchen, 2 toilets, a storage room and a smaller room that can be a salt room or a sauna in the future, depending on the preferences of the future owner. From the living room we go out to a covered terrace that offers a rare view of nature. The stairs lead to the first floor, where there are two master bedrooms, each with its own bathroom. Next to the villa on the ground floor there are three apartments in a row (two of 33 m<sup>2</sup> and 18 m<sup>2</sup>). The apartments are designed according to the SMART system, that is, every corner of the space has been used to the maximum for a functional and comfortable stay. Behind the villa there is an auxiliary building of 87 m<sup>2</sup>, which is divided into two zones, where one zone is intended to serve as an apartment, and the other as a recreational zone. This hacienda is located on a large plot of 20,010 m<sup>2</sup> and is surrounded by nature on all sides and offers a rare and unique view. Within the garden there is an extremely high-quality swimming pool with special tiles (APPIANI TILES) which ensured that the color of the swimming pool looks divine. As part of the area around the pool, every detail was thought of, so that there is a sunbathing area, a grill area and an outdoor dining area. The villa is equipped with high-quality custom-made furniture and is sold as such. Video surveillance with the option of control via a smartphone connected to the alarm system and automatic opening of the entrance gate is also provided. The emphasis is on the careful selection of materials and techniques during construction, which resulted in a particularly high-quality and unique property on the market! The villa is oriented to the south side and is bathed in the sun in the summer as well as in the winter, and with the help of special techniques during construction, it was ensured that the villa always has the sun, but that it is not too hot during the stay in the villa. 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: 18610

### Additional contact info

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