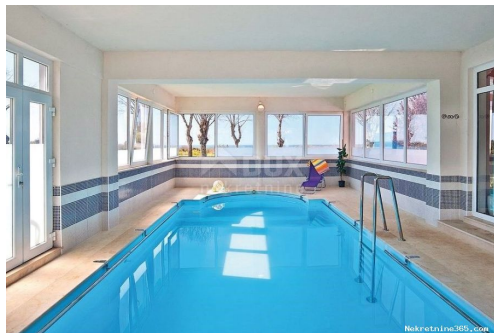


ISTRA, VODNJAN - Apartmanska kuća s unutarnjim bazenom, Vodnjan, House



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, VODNJAN - Apartmanska kuća s unutarnjim bazenom
Property for:	Sale
House type:	detached
Property area:	531 m ²
Lot Size:	1250 m ²
Bedrooms:	11
Bathrooms:	4
Price:	1,150,000.00 €
Updated:	Jul 21, 2024

Condition

Built:	2005
Last renovation:	2015

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

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Parking

Garage: yes

Description

Description:

ISTRIA, VODNJAN - Apartment house with indoor pool Photogenic Vodnjan, a medieval urban-rural town, is located in the southwest of Istria at 135 meters above sea level. The area of the city of Vodnjan occupies an area of 102 km² and includes four settlements: Barbariga, Gajana, Galižana and Peroj. Vodnjan and its surroundings are united by a unique combination of the green interior and the blue coast of the Adriatic Sea. The charming town and its surroundings are best known for the production of prized olive oil, the oil mill, which is the largest in Croatia and the oldest in Istria, and its golden olive groves, which are home to as many as half a million olive trees, many of which date back to the Roman Empire. The Olive Garden is interesting for many other things - excellent wines, the largest concentration of kažun and dry stone walls in the area of Istria, recognizable Gothic-Venetian, Renaissance and Baroque styles and numerous churches. In the town of Vodnjan, there is the highest bell tower in Istria, the shortest and narrowest street in Istria and the longest street in Istria, while some winding stone streets are painted with colorful murals. This entire picturesque area has a rich cultural-historical intangible and material heritage, preserved environment, clean sea and well-maintained beaches, developed business and tourist infrastructure, infrastructurally and horticulturally arranged space and community and social sensitivity of the population, and has fantastic potential in the development of a whole range of activities. Not far from the center of Vodnjan, an apartment house with an indoor pool is for sale. The spacious house extends through the basement, ground floor and first floor and contains three residential units. In the basement of the house there is a 53 m² tavern with an open fireplace and a bread oven, a 32 m² garage with a ramp for two cars and a boiler room. The ground floor contains a residential unit with an area of 218 m². The apartment consists of a living room, dining room and kitchen in an open concept, four bedrooms, two bathrooms and a toilet. The ground floor also contains a room of 70 m² in which there is an indoor, heated pool of 50 m². From the room, an external staircase leads to a spacious terrace of 70 m² with a view of the sea. The floor contains two residential units of 104 m² and 86 m². The larger apartment consists of a living room, dining room and kitchen in an open concept, two bedrooms, a bathroom and a loggia. The smaller apartment consists of a living room, dining room and kitchen in an open concept, two bedrooms, a bathroom and a balcony. The spacious garden with an irrigation system is completely fenced and landscaped. This spacious house far enough from the hustle and bustle but close enough to the city center is an ideal property for family life or as an investment for rental for tourist purposes since two residential units are categorized with 4 stars with established and profitable rent. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 16322

Additional contact info

Reference Number: 576520

Agency ref id: 16322