

## ISTRA - VODNJAN, Novo privatno naselje s idiličnim kućama, 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, Novo privatno naselje s idiličnim kućama |
| Property for:     | Sale  |
| House type:       | semi-detached   |
| Property area:    | 128 m <sup>2</sup>  |
| Lot Size:         | 592 m <sup>2</sup>  |
| Number of Floors: | 2   |
| Bedrooms:         | 4   |
| Bathrooms:        | 1   |
| Price:            | 399,000.00 €  |
| Updated:          | Jul 21, 2024  |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2022 |

### Location

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

### Permits

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



### Additional information

|                    |    |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

## Description

Description:

ISTRIA, VODNJAN - New private settlement with idyllic houses Near the town of Pula, in a quiet part of Vodnjan, this nice house is located, only 400m from the center and close to its essential facilities. It is a completely new project that will begin construction in the fall of 2022, while the completion of the works and possible occupancy is planned for the fall of 2023. It is a turnkey system, with all construction and final works completed without furniture, as well as a fully finished and landscaped environment. The house consists of a total of 128.90 m2 of living space, which is divided into two floors. Thus, on the ground floor there is a smaller entrance hall from which you can access a larger "open space" area, which houses a larger kitchen, dining room and living room. From the same space there is a view and access to the garden through a large glass wall, which ensures enough daylight, which makes the space even warmer and more pleasant to stay in. There is also a guest toilet on the ground floor. An internal staircase leads to the upper floor where there are three bedrooms, one of which is the "master" bedroom with its own covered and sunny terrace. There is also a more spacious bathroom on the upper floor. The yard of its 592 m2 provides enough space for fun and relaxation with family and friends, as well as the possibility of setting up a smaller pool and two already planned parking spaces. An automatic irrigation system takes care of the greenery. 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: 16187

## Additional contact info

Reference Number: 576559

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