

## ISTRA, GALIŽANA - Kuća za odmor 340m<sup>2</sup>, sa okućnicom od 2145m<sup>2</sup> i bazenom 60m<sup>2</sup>, Vodnjan, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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, GALIŽANA - Kuća za odmor 340m2, sa okućnicom od 2145m2 i bazenom 60m2
Property for:	Sale
House type:	semi-detached
Property area:	340 m <sup>2</sup>
Lot Size:	2145 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	4
Price:	860,000.00 €
Updated:	Jun 10, 2024

### Condition

Built:	2005
Last renovation:	2018

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Parking

Number of parking	4
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spaces:

Covered parking space: yes

## Description

Description:

ISTRIA, GALIŽANA - Holiday house 340 m<sup>2</sup>, with a garden of 2145 m<sup>2</sup> and a swimming pool of 60 m<sup>2</sup>. In an excellent location, only 4 km from Pula, Vodnjan and Fažana, there is a house of 340 m<sup>2</sup> with a garden of 2145 m<sup>2</sup> and a swimming pool of 60 m<sup>2</sup>. The house is part of a semi-detached house, but separated by fences and with its own entrance. The house consists of ground floor, first floor and attic. On the ground floor of the house there is a kitchen, a living room and a toilet. On the first floor there are two bedrooms, each with its own bathroom, and in the attic of the house there is one room with a bathroom, and a part where there can be a kitchen. Within the house there is also an outdoor area where there is a kitchen, a bathroom and a space with a fridge and shelves and a room where there is a boiler room - a wood stove and a boiler for solar heating. Heating/Cooling: every room has air conditioning. Underfloor heating on the ground floor of the house and a bathroom on the first floor. On the spacious garden there is an unheated swimming pool of 60 m<sup>2</sup>, covered parking for 4 cars and more uncovered space. As part of the covered parking lot, there is a barbecue area and a 12m<sup>2</sup> basement, a gymnasium, a covered area behind the house with a pool table. There is also a small orchard and a grass volleyball court in the garden. The entire plot is fenced, at the entrance there is a gate with remote control. The house is built of brick and concrete. The object is categorized as a holiday home for 16 people with 3 rooms, and is rented as such. The house has been achieving excellent tourist results for years, and offers the new owners the opportunity to continue their successful business. A very interesting property worth attention! 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: 15267

## Additional contact info

Reference Number: 576802

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