

## ISTRA, VODNJAN - Predivna luksuzna vila s maslinikom, Vodnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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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, VODNJAN - Predivna luksuzna vila s maslinikom
Property for:	Sale
House type:	detached
Property area:	460 m <sup>2</sup>
Lot Size:	5800 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	2,000,000.00 €
Updated:	Jul 27, 2024

### Condition

Newbuild:	yes
Built:	2018
Last renovation:	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+
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### Heating

Central heating:	yes
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## Parking

Garage:	yes
Number of parking spaces:	7
Covered parking space:	yes

## Description

Description:

ISTRIA, VODNJAN - Beautiful luxury villa with olive grove Thanks to the rich history whose traces can be found since ancient times, very favorable climate and exceptional natural beauty combined in a unique combination of green interior and blue coast of the Adriatic Sea, Vodnjan and its surroundings will delight you with its charm and cultural heritage and a diverse range of activities. Vodnjan is a recognizable Istrian gem when it comes to top gastronomic experiences. But he is also proud of his cleverly renovated old stone houses. Villas in Vodnjan are enriched with additional facilities such as swimming pools and imaginatively landscaped gardens and therefore guarantee a quality vacation. Renting villas in Vodnjan is becoming an increasingly popular way to relax during a visit to this area. Enjoy all the benefits of the fruits of the land of red soil and experience unforgettable moments in our villas. In an isolated and quiet location in Vodnjan is a beautiful luxury villa with a total size of 460 m<sup>2</sup>, located on a plot of 5800 m<sup>2</sup>. The villa was built in 2018 and during the construction, the highest quality materials were used. This beauty consists of 2 separate apartments, one on the ground floor while the other is located on the first floor. Both apartments have their own separate entrances. On the ground floor of the villa there is an apartment with living room and kitchen, pantry, bathroom, toilet, bedroom, gym and sauna. Upstairs there is a large living room, 3 bedrooms, 3 bathrooms and two terraces. The house as such has a total of two living rooms, one kitchen, four bedrooms, five bathrooms, one toilet, a separate area with a gym and sauna, three pantries and a separate tavern. In the yard there is a large pool of 35 m<sup>2</sup> and right next to it is a tavern with a fireplace. What makes this villa very interesting is the fact that it has as much as 5800 m<sup>2</sup> of garden on which is located a small children's park, two garages, barbecue and part of the land with planted 120 olive trees. The villa also has an olive grove with 120 olive trees that are 20 years old. Heating in the house is through air conditioners, and through the house is installed underfloor heating, which is located in all rooms except the bedrooms. There are solar panels on the roof of the house, and the villa has two separate entrances. Rear entrance with 2 cars and at the front entrance with space for 4 more cars + two garages. Given the quality of construction, the location where this villa is located, the size of the building and garden, the facilities that the villa offers, the huge olive grove that belongs to this property, this villa is a unique opportunity for people who love their own peace and nature. The villa can be used for private life, but also for rent since it is categorized and has so far been rented to tourists. The location provides peace and quiet, and yet is close to all necessary basic facilities. If you are interested in buying or more information, call us on the mobile number 098 9370 2020. Dear clients, the agency commission is charged in accordance with the General Terms

and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 11161

### **Additional contact info**

Reference Number: 577650

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