

ISTRA, VALTURA - Dvije kuće na prekrasnoj lokaciji, Ližnjan, 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
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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, VALTURA - Dvije kuće na prekrasnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	530 m ²
Lot Size:	7261 m ²
Number of Floors:	1
Bedrooms:	8
Bathrooms:	4
Price:	1,000,000.00 €
Updated:	Jun 15, 2024

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Ližnjan
City area:	Valtura
ZIP code:	52204

Permits

Ownership certificate:	yes
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Parking

Number of parking spaces:	7
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Description

Description:	<p>ISTRIA, VALTURA - 2 houses in a beautiful location Valtura is a small place in Istria located in the municipality of Ližnjan, just a few kilometers away from Pula. It is best known for its proximity to the archeological site of Nesactium, the capital of the Illyrian people Histri. Nearby is Šandalja, a system of several caves, named after the quarry of the same name. Back in Roman times, stone was exploited at that site. Today, Šandalja is located in the area of OKZ "Valtura" (Open Penitentiary Valtura). According to the richness of paleontological, paleolithic and paleoanthropological finds, which were found in 9 meters thick deposits, the site occupies a leading position on European soil. To date, the caves of Šandalj I and II have been explored, about ten meters apart. Remains of a million-year-old incisors of Homo erectus were found there. It is these data that speak of the oldest prehistoric man in Europe. Also, the oldest percussion weapon in Europe (flint</p>
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hammer) was found at this site. There are several quarries in the Valtura area. The limestone of the same name, which is extracted here, is used for lining the inner and outer surfaces. There is a neo-Gothic church of St. John (from 1899), whose twenty-eight-meter bell tower has a unique appearance built in the shape of an octagon. In a secluded location away from other houses, surrounded by trees, there is a beautiful country house with 2 houses for sale. The houses are for sale together with the land of which one house is under construction and is currently in a high roh bau phase. This house can be considered an auxiliary object of the main house. The total area is 7261 m² surrounded by trees and nature. The first house has 530 m² and consists of 4 separate apartments that can be used for living or renting to tourists. Each apartment has its own bathroom and bedroom. The house has a total of 5 bedrooms and 4 bathrooms, 2 pantries, storage, basement and its own tavern. Heating in the house is on air conditioners and gas, and in certain rooms there is underfloor heating. Solar panels are installed on the roof of the house, which are used to use renewable energy sources and thus contribute to energy savings in the house. Next to the house there is a large building that currently serves as a workshop, and one day it can be converted into a large garage or even a third house. On the first floor there are two apartments. One apartment is currently being renovated and decorated and has its own bedroom, bathroom, living room with kitchen and terrace that is under construction. The second apartment is fully furnished and consists of a bedroom, bathroom, gallery, kitchen and living room and a separate terrace. Next to the house there is a huge landscaped plot with small football goals, a volleyball net and a swimming pool. The second house is in the high roh bau phase and the planned size is 82 m². The house will have one large terrace of 30 m², living room, kitchen, boiler room, three bedrooms, one bathroom and one toilet. The house is planned to be heated by air conditioners and underfloor heating. A septic tank has already been built next to the house, which will not need to be emptied for years. Although the construction of this house has just begun, work on it will continue. This ground floor house has a wonderful potential for family life or for renting to tourists as it is located in an idyllic location in its privacy surrounded by trees and nature. Both houses are located on a beautiful large terrain surrounded by nature, and yet are only 15 minutes drive from the largest city in Istria, the city of Pula. This isolated property has its own peace, nature and isolation and yet is close to all necessary facilities. Surrounded by silence, it has great potential for family life and renting to tourists, and due to the size of the land it can also be used for the development of agritourism, horse breeding or any other animals. **DON'T MISS THIS OPPORTUNITY !!!** For more information contact us on mobile 098/9370202 or email. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 10850

Additional contact info

Reference Number: 577678
Agency ref id: 10850