

## Vodnjan Vila s bazenom u projektu, Vodnjan, House



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.  
Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Vodnjan Vila s bazenom u projektu  
Property for: Sale  
Property area: 230 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 650,000.00 €  
Updated: Jul 08, 2024

### Condition

Built: 2024

### 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

Infrastructure: Sewage, Electricity  
Energy efficiency: A+



### Heating

Heating type: air-conditioner, air-conditioner

### Description

Description: Vodnjan, a villa with a pool in the project The project is in the preparation stage, depending on the interest, construction is possible immediately, otherwise, the start of the work is planned for the beginning of the month of 08, 2024. Those who

enter into negotiations with the investor will achieve favorable conditions, and at the same time can influence the arrangement of the building. As for documentation, we have a title deed, valid construction permit and complete project documentation. On the plot of 759 m<sup>2</sup>, there will be a house with a living area of 230 m<sup>2</sup>. It consists of a ground floor and a first floor. On the ground floor: kitchen with dining room and living room, 1 bedroom with bathroom, 1 toilet. Upstairs are: 3 bedrooms, each with its own bathroom, large terrace. There is a swimming pool with a sunbed in the yard. The house will offer a view of the sea. Vodnjan-Dignano, a small town in the southwest of Istria, 11.7 km from Pula, at 135 meters above sea level, is an area of old traditions created on the traces of prehistoric fortifications. Its wide area with countless characteristic "kažun", built in the dry-wall technique, which denoted ownership, is a witness of the millennia in which the inhabitants engaged in agriculture, especially olive growing and viticulture. If you want to participate in construction, furnishing and design, this is your opportunity. Call us!

### Additional contact info

Reference Number: 584899  
Agency ref id: 470  
Contact phone: +385 91 497 63 28