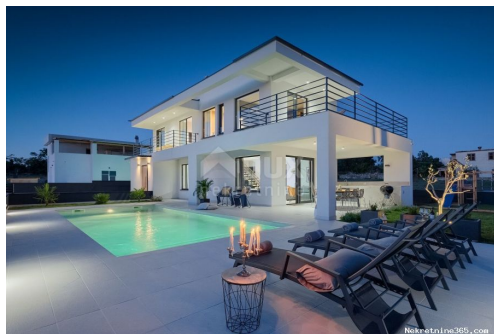


## ISTRA, GALIŽANA - Kvalitetna vila nadomak plaža, Vodnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, GALIŽANA - Kvalitetna vila nadomak plaža
Property for:	Sale
House type:	detached
Property area:	136 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	630,000.00 €
Updated:	Jun 21, 2024

### Location

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

Number of parking spaces:	4
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### Description

Description:	ISTRIA, GALIŽANA - First-class modern designer villa in a quiet and safe
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location, close to the city and beautiful beaches with a promenade. We proudly present this high-quality modern designer villa located in a quiet and safe location, known as Galižana. It is a first-class family villa built for the needs of the owner in close cooperation with designers whose main focus was on comfort and elegance. This villa offers you a rare opportunity to own a top-quality property near the city of Pula and the city of Vodnjan. It is located just a few short minutes' drive from beautiful beaches and walks, located in a quiet and safe place that contains everything necessary for the everyday safe and peaceful life of a modern family.

**PROPERTY DESCRIPTION:** This luxury villa covers a total of 135 m<sup>2</sup> of living space, and its space is divided into two floors, ground floor and first floor. At the entrance to the villa, there is a lobby that introduces us to the exploration of the open concept ground floor without partition walls. In this space there is a comfortable and spacious living room with natural light thanks to large glass walls and a good orientation of the house, then there is also a modern and fully equipped kitchen and a dining area sufficient for the whole family. In the mentioned lobby of the villa there is also a fully equipped guest bathroom. What additionally adorns the ground floor of the villa is the direct communication with the outdoor covered terrace, where there are seats ideal for relaxing and entertaining with friends and family, and we are sure that the equipped summer kitchen with barbecue will help you in this. The first floor of the villa is accessed by an internal modern staircase, where there are three comfortable bedrooms, each of which has access to the terrace, so that two smaller bedrooms share the same terrace, while the larger master bedroom has access to its own private terrace. Every terrace offers a wonderful view of the village, the sea and green fields. Likewise, the larger master bedroom has its own bathroom, while the other two smaller bedrooms share a common bathroom. What we must highlight is the modern design and style of the villa. During the furnishing, the owners paid attention to every detail and thus chose one of the highest quality furniture from renowned manufacturers with a signature. In addition, a great focus during the furnishing was on comfort and luxury, which you feel from the first step into the villa.

**DESCRIPTION OF THE GROUND:** The villa is located on a plot surrounded by a wall, and consists of a total of 500m<sup>2</sup>. The yard is accessed through an electric gate with sensors, after which there are two parking spaces for your tin pets. However, the central part of the garden is occupied by a spacious swimming pool of 36m<sup>2</sup> (9mX4m) with a sunbathing area/beach. Next to the swimming pool is the already mentioned cozy covered terrace and summer kitchen with barbecue, which makes staying in the garden even more pleasant and fun. What we must emphasize is the modern approach to arranging the garden, which conveys the feeling of a continuous connection between the interior and exterior of the villa. Thus, the garden is decorated in a modern simplistic tone with a note on simple reflection and elegance. There are also enough green areas in the garden, ideal for relaxing and reading your favorite book, as well as for entertaining the youngest members of your family.

**ADDITIONAL AND TECHNICAL INFORMATION:** \* The villa is sold fully furnished as can be seen in the pictures. \* All rooms of the villa are air-conditioned, while the villa also has a chimney, which allows you to stay all

year round. \* The ownership of the villa is in order, the owner is 1/1, and the villa has all the necessary documentation. LOCATION DESCRIPTION: The villa is located in a quiet residential part of Galižana, surrounded by similar modern houses that are used as vacation homes or as family properties for year-round living. The location where the villa is located is ideal for a peaceful and safe family life as well as for an investment in the form of luxury tourism with a safe return on investment. Just a few steps from the villa, there are all the facilities needed for everyday life, such as shops, small markets, markets, drugstores, doctors, schools, kindergartens, restaurants, cafes and the like. For all additional needs, the city of Vodnjan and the city of Pula, the largest city on the Istrian peninsula, are nearby. One of the most beautiful decorated beaches with a variety of content such as restaurants and beach bars, as well as one of the most beautiful walks and bicycle paths by the sea, are only a 10-minute easy drive from the villa. Dear clients, please feel free to contact us for any additional questions, necessary information or wish to organize a tour of the villa. 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: 29101

### Additional contact info

Reference Number: 587008  
Agency ref id: 29101