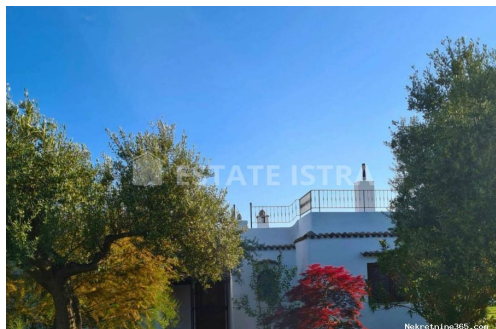


## Galižana - rustikalna kuća s pogledom na otočje Brijuni, Vodnjan, House



### 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:	Galižana - rustikalna kuća s pogledom na otočje Brijuni
Property for:	Sale
Property area:	217 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	1
Price:	750,000.00 €
Updated:	Jul 08, 2024

### Condition

Built:	1985
Last renovation:	2017

### Location

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

### Additional information

Infrastructure:	Electricity
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### Heating

Heating type:	boiler house (substation) gas
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### Description

Description:	<p>Near Pula, there is a small town of Galizana and this special house is located there. Living area 217 m<sup>2</sup> on a plot of 2927 m<sup>2</sup>. It consists of an entrance hall, kitchen, dining room, living room with fireplace, two bedrooms, bathroom, toilet, two covered terraces of 25 m<sup>2</sup>. The house has a flat roof that can be climbed by external stairs, and it is arranged in a spacious terrace with a wonderful view of the sea and the Brijuni Islands. Gas central heating has been installed, and there is also a fireplace in the living room, which creates a magical atmosphere in the winter months. Behind the house is an auxiliary building where there is a garage and a wine cellar. The entire garden is beautifully landscaped and adorned with 35 olive trees up to 250 years old. New ceramics were installed, the facade was refreshed in 2022. The house is decorated with selected rustic furniture with modern details and</p>
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is being sold as such. The entire property is surrounded by a wall that gives the owners privacy, and is protected by cameras and an alarm system. It has the possibility of building a swimming pool. Galizana is one of the oldest places in Istria whose population dates back to the prehistoric period. This place was the center of the Pula colonial ager, where the Roman roads, the decumanova and the cardo maximus, crossed, which determined the borders of the different "saltus" and "centuria" into which the Romans divided the Pula territory in order to allocate it partly to their war veterans by lot. These lands were called "sors". The settlement of Galizana was located in the middle of a "sors" which can be assumed to have belonged to a veteran from the region of Gaul, namely, the Latin version of the settlement is Gallicianum. In 1150, the name changed to Galisanum, including Golisani, and in 1303, the name Calisanum was mentioned. The locals of Galizana, even today, are mainly oriented towards the cultivation of traditional crops, vines and olives, as well as animal husbandry, producing excellent wine and prized extra virgin olive oil, sheep's cheese and other local products. In addition to agriculture, tourism also plays a significant role, especially in the summer months, when the already traditional Galician Night festivities are held, enriched with folklore, old customs and the gastronomic offer characteristic of the Galizana area. If you are a hedonist at heart and are looking for a family home in a quiet location, this is for you. It can also be an ideal opportunity to rent during the tourist season. Contact us!

### Additional contact info

Reference Number: 590108  
Agency ref id: 507  
Contact phone: +385 91 497 63 28