

## Istra, Galižana - Samostojeća kuća u mirnom naselju, Vodnjan, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Istra, Galižana - Samostojeća kuća u mirnom naselju  
Property for: Sale  
House type: detached  
Property area: 280 m<sup>2</sup>  
Lot Size: 563 m<sup>2</sup>  
Bedrooms: 4  
Price: 315,000.00 €  
Updated: Apr 18, 2024

### Location

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

### Heating

Heating type: air-conditioner

### Description

Description: Istria, Galižana - Detached house in a quiet settlement Galižana is a small, quiet and family-friendly place located just a few minutes' drive from the largest Istrian city of Pula. A detached house ideal for family life, with its own garden and plot, is for sale in this very area. The house consists of the ground floor and the first floor, of which the floor is unfinished and in the Rohbau phase. The total size of the land with the house is 843m<sup>2</sup>, of which the house has 180m<sup>2</sup> and the garden

563m2. On the ground floor of the house there is an entrance hall, kitchen and dining room, living room, two bedrooms and the entrance to a large garage. The advantages of the garage are that it is possible to convert the space into another smaller apartment or apartment. The first floor of the house is unfinished and in the roh-bau phase. On the first floor, there is the possibility of organizing the rooms in the same way as on the ground floor, which would create another separate apartment with its own entrance. Around the house there is a beautiful yard with a driveway for cars, where there is an olive grove with several dozen planted olive trees, and a small garden with several fruit trees. The house needs refreshing and renovation, but it can potentially be used for family living as well as rental services. Precisely because of the specificity of the separate entrances for the ground floor and first floor, the house can be used for both purposes. The heating is electric, and the additional spaces include a balcony, garage, attic and garden. As for the basic infrastructure, the house uses city electricity, water and sewage.

### Additional contact info

Reference Number: 591532  
Agency ref id: 36829  
Contact phone: +385 98 937 0202