

Istra, Galižana - kuća u izgradnji 202 m2, 3 spavaće sobe i bazen, Vodnjan, House



Seller Info

Name: Agencija Angelus nekretnine
First Name: Agencija
Last Name: Angelus nekretnine
Company Name: Angelus nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://www.angelusnekretnine.hr>

Country: Croatia
Region: Grad Zagreb
City: Zagreb
ZIP code: 10000
Address: Vlačka ulica 72
Mobile: +385 91 482 6401
Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of

each of our employees contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556
Bank and account number:
HR5124020061100902550
Base capital: 20.000 kn
Board members: Anastazija
Darijević

Listing details

Common

Title: Istra, Galižana - kuća u izgradnji 202 m2, 3 spavaće sobe i bazen
Property for: Sale
House type: detached
Property area: 202 m²
Lot Size: 536 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 4
Price: 570,000.00 €
Updated: Apr 29, 2024

Condition

Built: 2024

Location

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

Permits

Building permit: yes
Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description:

LOCATION: 7 km from the center of Pula, 5 km from the kilometer-long beaches of the famous tourist fishing village of Fažana, and 11 km from Pula Airport. In a quiet area of a small hamlet within the cadastral municipality of Galižana, the city of Vodnjan. Only 10 minutes by car to the largest city on the Istrian peninsula - Pula. **DESCRIPTION:** This luxury house is located on a small hill in the hamlet of the cadastral municipality of Galižana. The house is in the construction phase, with rough construction work (digging, concreting, masonry, roofing) already done. We are currently working on interior decoration, fine construction works and furnishing. Also, in the next phase, landscaping is approached. The plot on which this one-story house is located has a regular shape, it is completely surrounded by a newly constructed wall made of Istrian stone. The house is built with a modern block of 25 cm thickness, and a 10 cm thick thermal facade will be built later to ensure superior thermal insulation and less heat loss. With its large glass walls, the house is oriented to the south and west, which will favor a lower consumption of energy for space heating in the winter months. The house will have underfloor heating and air conditioning. Right on that back side there is also a swimming pool with an overflowing waterfall, as well as a section with a maximum depth of up to 30 cm - intended for children. In the yard in front of the house, where the main entrance is, there are also 2 parking spaces for cars. On the ground floor of the house there is a spacious living room with a view of the pool, terrace and outdoor kitchen, as well as a garden facility designed as an oasis for relaxation. Also, on the ground floor we have one bedroom with an attached bathroom and a separate toilet that can be accessed from the living room. From the living room, we climb the stairs that extend in an "L" shape to the first floor of the house, where there are two spacious bedrooms - each with its own bathroom and terrace. The terraces have a view of the olive groves and the sea (the Brijuni Islands) in the distance. The largest room in the house also has a large built-in wardrobe. On the first floor of the house, the roof is made in a rustic style with wooden beams and boards above which is the roof insulation. The entire property is equipped with PVC joinery in an anthracite pattern. The house is sold exclusively as finalized, with sanitary facilities, floor and wall coverings, PVC carpentry and interior doors. The completion of all works is expected within 2-3 months. The property is clean. For all questions and information or to arrange an appointment for a real estate inspection, contact us today, and you can view our General Terms and Conditions at the link <https://angelusnekretnine.hr/o-nama>. ID CODE: 5022

Additional contact info

Reference Number: 604539
Agency ref id: 5022