

ISTRA, VODNJAN - Vila s bazenom na osami i s prekrasnim pogledima, Vodnjan, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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, VODNJAN - Vila s bazenom na osami i s prekrasnim pogledima
Property for:	Sale
House type:	detached
Property area:	149 m ²
Lot Size:	977 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	670,000.00 €
Updated:	Aug 09, 2024

Condition

Newbuild:	yes
Built:	2022

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

Energy efficiency:	A+
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Parking

Number of parking spaces:	5
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Description

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ISTRIA, VODNJAN - Secluded villa with swimming pool and beautiful views. Thanks to a rich history whose traces can be traced back to ancient times, a very suitable climate and exceptional natural beauty united in a unique combination of the green interior and the blue-blue coast of the Adriatic Sea, Vodnjan and its surroundings will delight you with its charm and cultural heritage, as well as a diverse range of activities. Vodnjan is a recognizable Istrian gem when it comes to top gastronomic experiences. However, he is also proud of his skilfully renovated old stone houses for good reason. Villas in Vodnjan are enriched with additional amenities such as swimming pools and imaginatively landscaped gardens and therefore guarantee a quality vacation. Renting a villa in Vodnjan is becoming an increasingly popular way to relax during a visit to these parts. Enjoy all the benefits of the fruits of the red land and live unforgettable moments in our villas. Near the beautiful town of Vodnjan is this extraordinary villa with a wonderful view of olive groves and vineyards, and a side view of the sea from the spacious terrace. Located in a quiet location, this property offers an oasis of peace and privacy, and at the same time it is only a 10 to 15 minute drive from the beautiful beaches of Fažana and the Brijuni Islands. The net living area of the villa is 149.79 m², while the gross living space is 168.09 m². With a beautiful swimming pool of 34 m² and a spacious plot of 977 m², this villa offers the perfect place to relax and enjoy the natural environment. With the ground floor offering a functional layout including a hallway, guest bathroom, bedroom with en-suite bathroom, utility room and an open plan living area connected to the dining room and kitchen, this villa combines elegance and practicality in perfect harmony. On the first floor, there are two spacious bedrooms, each with its own bathroom, and exits to a spacious terrace of 26.87 m² with a view of the sea. Enjoy privacy and luxury while relaxing on the terrace with a view of the garden and olive groves or refreshing yourself in the wonderful swimming pool located next to the covered terrace. This villa is equipped with modern heating systems through electric underfloor heating and air conditioners that ensure a comfortable temperature throughout the year. In addition, preparations for the fireplace further contribute to the ambiance of comfort and luxury. The villa is equipped with complete air conditioning in all rooms, as well as modern amenities such as a TV in every room, a satellite system with many channels, a modern kitchen with a large freezer and an outdoor grill ideal for enjoying family gatherings. There is also a fireplace in the living room, which can serve as an additional source of heating and contributes to the ambiance of comfort and luxury. A large swimming pool with mosaics, night lamps and spacious walking stairs provides refreshment during summer days, while the covered terrace and outdoor lights create a pleasant atmosphere for evening gatherings. This villa is categorized with 4 stars and is perfect for a family stay or as an investment for tourist rental. With a high level of equipment and the possibility of directly taking over business with guests, this property offers potential profitability of income, and clean books for all constructions ensure security and confidence in the investment. With private parking for several vehicles with an electric fence, a large driveway, and proximity

to all necessary facilities such as supermarkets, restaurants and marinas, this villa in Vodnjan represents a perfect combination of luxury, comfort and Mediterranean life. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30458

Additional contact info

Reference Number: 609158

Agency ref id: 30458