

## Vodnjan kuća u izgradnji sa maslinikom, 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  
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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:	Vodnjan kuća u izgradnji sa maslinikom
Property for:	Sale
Property area:	280 m <sup>2</sup>
Lot Size:	3650 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	3
Price:	510,000.00 €
Updated:	Jul 08, 2024

### Condition

Built:	2020
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### 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

Infrastructure:	Electricity
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### Description

Description:	Vodnjan kuća u izgradnji sa maslinikom U malom mjestu Sveti Kirin nedaleko Vodnjana imamo na prodaju kuću u izgradnji sa maslinikom. Kuća je 280 m <sup>2</sup> stambene površine na parceli od 3650 m <sup>2</sup> . Sastoji se od podruma, prizemlja i kata. U podrumu je: konoba sa kaminom i kuhinjom, 2 dodatne prostorije, strojarnica i kupaona. Ovaj dio ima mogućnost biti odvojen kao zasebna jedinica s vlastitim ulazom, u jednom dijelu je i alatnica. Prizemlje: ulazni hodnik, kuhinja, dnevni boravak s terasom, 2 spavaće sobe, 1 kupaona, ulaz u prizemlje je s vanjske
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stane i iz podruma. Prvi kat: unutarnjim stepenicama dolazimo na 1. kat gdje se nalazi: 1 spavaća soba s terasom, kupaona. Apartman: Kuća ima poseban apartman s vlastitim ulazom. U prizemlju se nalazi: kuhinja i dnevni boravak s terasom, toalet. Spiralnim stepenicama dolazimo na 1. kat gdje se nalaze 2 spavaće sobe i kupaona. Postavljene su sve instalacije vode i struje. Kuća se prodaje ovako u roh - bau. Na okućnici se nalazi 70 maslina srarih 20 godina. Postoji mogućnost kupnje i susjedne parcele površine 5053m<sup>2</sup> od toga je građevinsko 1100m<sup>2</sup>. Vodnjan-Dignano, gradić na jugozapadu Istre, od Pule udaljen 11,7 km, na 135 metara nadmorske visine, područje je starih tradicija nastalo na tragovima prehistorijskih gradina. Njegovo široko područje s bezbrojnim karakterističnim kašunima, izgrađenim u tehnici suhozidina, koji su označavali vlasništvo, svjedok je milenija u kojem su se stanovnici bavili poljoprivredom, posebice maslinarstvom i vinogradarstvom. Grad je u povijesnoj jezgri sačuvao svoj srednjovjekovni izgled s vežama i uskim uličicama koje nepravilno vijugaju među kućama, s kaldrmama i pročeljima od obrađenog kamena, starim ulicama s još uvijek raspoznatljivim gotičko-venecijanskim, renesansnim i baroknim stilom, te brojnim crkvama. Tražite li kuću sa mirnoj lokaciji sa velikom okućnicom i mogućnošću još dokupa zemljišta. Nazovite nas, mi vam to možemo pokazati!

### Additional contact info

Reference Number: 611324  
Agency ref id: 544  
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