

Istra, Vodnjan, okolica - luksuzna vila s bazenom suvremenog dizajna, Vodnjan, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
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About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title: Istra, Vodnjan, okolica - luksuzna vila s bazenom suvremenog dizajna
Property for: Sale
House type: detached
Property area: 125 m²
Lot Size: 930 m²
Bedrooms: 4
Bathrooms: 2
Price: 625,000.00 €
Updated: Jul 22, 2024

Condition

Newbuild: yes
Built: 2024
Last renovation: 2024

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Vodnjan
City area: Vodnjan

ZIP code: 52215

Permits

Building permit: yes
Location permit: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description:

Istria, Vodnjan, surroundings In the very heart of the Istrian peninsula, in a beautiful peaceful location surrounded by untouched nature, this complex of 7 luxury villas of contemporary and modern design is being built. VILLA 2 was designed as a single-storey house with an area of 125 m² and is an excellent example of cleverly used space. The spacious kitchen with an island is perfectly connected to the living room and dining room, and is illuminated by plenty of natural light. The work space located in the center of the house, together with a built-in wardrobe, provides practicality, because storage and wardrobes are never enough. A technical room with a laundry compartment is located immediately upon entering the house, and a small guest toilet provides additional convenience. Two rooms, which can be used as double or children's rooms, share a common bathroom, while the master room offers privacy with its own bathroom and dressing room. The terrace, with a pergola, permeates the living room with warm sun rays, making the space pleasant and warm. The villa was built by a recognized Croatian manufacturer of low-energy prefabricated houses, with as much as 15 cm of insulation Most of the facade is covered with decorative stone, while the rest of the facade is made of high-quality materials from specialized manufacturers. The outdoor pool is with salt water and electrolysis technology, as well as preparation for a heat pump and heating The villa is built and equipped with high-quality materials following the most modern construction trends, among which can be distinguished: Filtered and softened water High quality kitchen Side by side refrigerator with ice maker and water dispenser Wine cooler Oven + microwave + induction Luxurious designer lighting Handmade steamed walnut table Handmade oak bathroom blocks Domestic hot water and floor heating of the entire villa: Viessmann heat pump Cooling: Mitsubishi air conditioning units (4 per villa) Hydromassage on the sitting part of the pool The walls of the plot with a total area of 930 m² are made of stone. Interior design and artwork are the work of a

renowned Croatian painter and interior designer. The anticipated completion of construction is planned for the last quarter of 2024. CHARACTERISTICS OF THE PROPERTY: 3 bedrooms 2 bathrooms + 1 toilet Spacious kitchen Spacious terrace and garden Swimming pool 9x3 m 125 m² Plot / land 930 m² The expected completion of construction is planned for the last quarter of 2024. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1087 ID CODE: 1087

Additional contact info

Reference Number: 612824

Agency ref id: 1087