

Istra, Vodnjan, okolica - suvremena vila s bazenom modernog 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
City: Umag
ZIP code: 52470
Address: Pozioi 1g
Mobile: +385 91 784 80 83
Phone: +385 91 784 80 83
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 - suvremena vila s bazenom modernog dizajna
Property for: Sale
House type: detached
Property area: 147 m²
Lot Size: 860 m²
Bedrooms: 4
Bathrooms: 2
Price: 675,000.00 €
Updated: Aug 24, 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 1 is designed as a single-storey house with an area of 147 m², modern L-plan design, with a spacious terrace that includes a summer kitchen and a space for rest and relaxation, and a spacious outdoor pool of 27 m² The floor plan is conceived as a combination of two separate zones - day and night, which are united with a large terrace and yard. The living area includes a modernly equipped kitchen with a pantry, a dining room, a living room and a small guest toilet, as well as a wardrobe space in the hall. The night part of the house consists of the parents' room with a private bathroom and wardrobe, and two additional rooms (possibility of a double or children's room), a bathroom and a technical room. Large sliding walls in the bedrooms and living room provide openness and connection to the terrace that offers a view of the pool, contributing to the extraordinary elegance of this house. 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) Beds and mattresses: Bernarda hotel quality, rated with 5 stars, and high-quality superlux mattresses Hydromassage on

the sitting part of the pool The walls of the plot with a total area of 860 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 147 m2 Plot / land 860 m2 The anticipated 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: 1086 ID CODE: 1086

Additional contact info

Reference Number: 612825

Agency ref id: 1086