

## Vodnjan-okolica, moderna dizajnerska vila s bazenom, 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: Vodnjan-okolica, moderna dizajnerska vila s bazenom  
Property for: Sale  
House type: detached  
Property area: 214 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 624,000.00 €  
Updated: Nov 13, 2024

### Condition

Newbuild: yes  
Built: 2022

### Location

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

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 2

## Description

Description:

Vodnjan - surroundings A beautiful modern designer villa for sale in a new building in an idyllic, peaceful and green Istrian landscape. The villa is 7 km from the town of Vodnjan, 15 km from the town of Pula and Pula airport, and 14 km from the sea. The villa extends over two floors with a total area of 214 m<sup>2</sup>, ground floor and first floor. The ground floor, with a total area of 110 m<sup>2</sup>, consists of an extremely spacious living room with an open kitchen and dining room, a bedroom with its own bathroom, a toilet, and a utility room. From the living room there is direct access to the covered terrace with garden furniture. In the landscaped and fenced garden, there is a heated swimming pool of 32 m<sup>2</sup> with a jacuzzi and a sunbathing area. The first floor is accessed by internal stairs. On the first floor, with a total area of 103 m<sup>2</sup>, there are two bedrooms with their own bathrooms. From the rooms there is a direct access to the covered terrace of 30 m<sup>2</sup>. The property is built from high-quality building materials; By Mirage designer Italian ceramic tiles with a signature, Italian doors made to measure, aluminum joinery, uplifting sliding rocks with a broken thermal bridge, gas-filled iso-triple glass, solar panel on the roof for additional water heating, hot water tank with electric heater, charging port for electric cars, aluminum blinds with electric drive in bedrooms,, facade 10 cm styrofoam with ventilated facade wooden decorative coverings Siberian aris. The bathrooms, kitchen and living room have a floor heating system and a multisplit heating/cooling system in all rooms, as well as a satellite and terrestrial antenna in all rooms. The villa has 2 parking spaces Turnkey purchase with bathroom fixtures. Considering the attractive location with many sights, cultural events, gastronomic offer and the proximity of other important amenities, this property is ideal for vacation and residence as well as for renting for tourist purposes. CHARACTERISTICS OF THE VILLA High-quality building material Underfloor heating Heated pool of 32 m<sup>2</sup> with jacuzzi New construction Garden Peaceful and beautiful village 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. "ART LIVING REAL ESTATE" agency, as an authorized intermediary in real estate transactions, charges an intermediary fee in the amount of 3% + VAT from the buyer and seller at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. ID CODE: 440

### Additional contact info

Reference Number: 613198  
Agency ref id: 440  
Contact phone: 091 784 8083