

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
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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: Vodnjan-okolica, moderna dizajnerska vila s bazenom
Property for: Sale
House type: detached
Property area: 214 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 3
Price: 624,000.00 €
Updated: Jul 02, 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 m², ground floor and first floor. The ground floor, with a total area of 110 m², 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 m² 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 m², there are two bedrooms with their own bathrooms. From the rooms there is a direct access to the covered terrace of 30 m². 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 m² 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