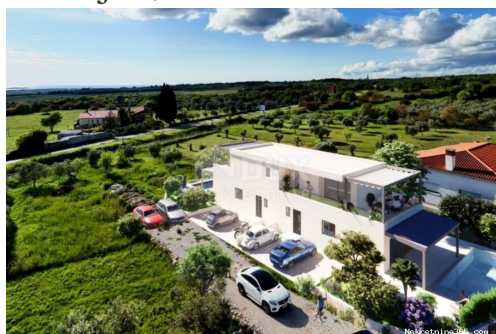


ISTRA, GALIŽANA - Dvije moderne vile s panoramskim pogledom na more, Vodnjan, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, GALIŽANA - Dvije moderne vile s panoramskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	280 m ²
Lot Size:	579 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	4
Price:	1,170,000.00 €
Updated:	Jul 22, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
--------------------	----



Heating

Central heating:	yes
------------------	-----

Parking

Number of parking spaces: 4

Description

Description:

ISTRIA, GALIŽANA - Two modern villas located in a quiet location with a unique panoramic view of the sea and the Brijuni islands, all from the ground floor of the villas. We proudly present the project of two exclusive villas located in a quiet settlement known as Galižana. These are two modern villas that consist of a total of 280.32m², that is, each of 140.16m² of living space. These are luxurious villas that not only offer refuge from the hustle and bustle of modern life, but also represent incredible proof of architectural solutions. With a carefully chosen location that makes the amenities needed for everyday life easily accessible, as well as crystal clear beaches and landscaped promenades, these villas promise a lifestyle of incomparable sophistication and tranquility. During the design of the villas, a large part of the focus was devoted to the smallest details with the aim of achieving a high level of elegance, comfort and quality. These are villas that are only 6 km away from well-maintained beaches and promenades, as well as 9 km from Pula, the largest city on the Istrian peninsula. Join us in this incredible opportunity and have a unique experience, and it is very possible that your search for the ideal real estate will end there. **PROPERTY DESCRIPTION:** These luxury properties are perfectly designed and are spread over two floors, ground floor and first floor. The central part of the ground floor of each villa is designed as an open space without partition walls, which consists of a spacious and modern kitchen equipped with top-quality appliances, then a spacious dining room sufficient for the whole family, as well as a modern and spacious living room. This part of the ground floor is ideal for socializing and having fun with friends and family, and we must point out that the living room offers direct access to the landscaped garden with a swimming pool and sunbathing area, with the help of a movable glass wall. The first bedroom, ideal for guests or family members, is additionally located on the ground floor of the villa, as well as a modern guest bathroom. The owners of the villa paid attention to every detail during the design of the project and the organization of the interior space, so we must point out that the entire area of the villa is illuminated by natural light, which creates a feeling of warmth and luxury, and makes the stay in the villa more pleasant. The modern staircase located in the entrance hall leads to the first floor of the villa, which is designed as a completely private space where the master bedroom with a private bathroom is located. A special detail of the bedroom is the access to the private terrace, which is partly covered and partly uncovered, and perfect for rest and relaxation in the fresh air, with a wonderful and unique panoramic view of the sea. It is an exclusive property that represents a great opportunity for a private family property, but it also represents an excellent opportunity for your own investment in the direction of developing a luxury tourist product. **DESCRIPTION OF THE GROUNDS:** The villa grounds will be completely fenced and landscaped in order to ensure the maximum level of privacy and peace. The central part of the landscaped garden of

each villa will be occupied by a 32 m2 swimming pool with a sun deck. Next to the pool there is also a covered terrace ideal for fun and relaxation with friends and family. Each villa will have 2 parking spaces in the garden, which can be covered if needed or desired by the future owner. **ADDITIONAL INFORMATION:** * villas are sold fully furnished and ready for immediate occupancy or ready for tourist rent. * villas are sold with all accessories (plates, glasses, utensils, bed linen, etc.). * for all those who are interested in tourism, the villas have a special rental program that ensures a fixed and safe income every season, and in addition you have the opportunity to immediately contract professional property management in order to take care of guests, reservations and real estate. * each villa will have underfloor heating, a heat pump, air conditioners in every room, and a chimney with the option of installing a pellet or wood stove. * the view of the sea and the Brijuni islands extends from the ground floor, and the most beautiful part of the view is of course from the private bedroom on the villa floor. * ownership of the villas is regular, 1/1, without financial burden. Do not miss the opportunity to become the owner of these two beautiful villas, and take advantage of the many opportunities they offer you. For any additional questions or necessary information, as well as the desire to organize an appointment to view the villa and the location, feel free to contact us with confidence. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31029

Additional contact info

Reference Number: 615508
Agency ref id: 31029