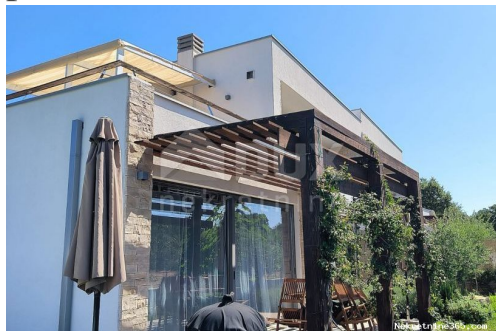


## ISTRA, PEROJ - Duplex vile s panoramskim pogledom na more! 500 m od plaže, PRILIKA ZA INVESTICIJU!, Vodnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, PEROJ - Duplex vile s panoramskim pogledom na more! 500 m od plaže, PRILIKA ZA INVESTICIJU!
Property for:	Sale
House type:	semi-detached
Property area:	270 m <sup>2</sup>
Lot Size:	1054 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	4
Price:	1,100,000.00 €
Updated:	Jun 12, 2024

### Condition

Newbuild:	yes
Built:	2018

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRIA, PEROJ - Duplex villas with panoramic sea view! 500 m from the beach,
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INVESTMENT OPPORTUNITY! For sale we offer duplex villas that represent an ideal investment! Why? It is about two villas, each with its own individual entrance, which are located on the same plot and are being sold as such. The location of these super villas is one of the key reasons for the investment, because they are located 500 meters (as the crow flies) from the first beaches. They are surrounded by nature and holiday homes, in an isolated location. The villas offer a panoramic view of the sea already from the ground floor, and the terrace offers a beautiful view of the blue Adriatic Sea. Each villa has about 135 m2 of living space, the outer ground floor part of the terrace has 75 m2, while the upper terraces have 40 m2 each. Each one extends over 2 floors, and consists of an open space living room with a kitchen, a guest toilet, two bedrooms on the ground floor with a bathroom, and on the first floor there is a storage room, and a master bedroom with its own bathroom and terrace. 4 air conditioners were installed in each villa, underfloor heating, aluminum joinery with mosquito nets. Each has a separate yard with a smaller pool that is used for refreshment, as the beach is a few minutes' walk away. Each villa has two parking spaces. These super investment villas were built in 2018, and upon completion of the works, they were immediately used for rental purposes, and the same resulted in the highest rating of 10 two years in a row by guests via the booking portal. They are a great opportunity for a larger family that would like to have some privacy during their stay, so they can be accommodated in two houses. The seller is a legal entity. Ownership 1/1 No Encumbrances. Operating license Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 31116

### Additional contact info

Reference Number: 616230

Agency ref id: 31116