

## Fažana okolica, kuća sa bazenom ,pogled na more, Vodnjan, House



### Seller Info

Name: Dejan Šijan  
E-mail: [dejan@real-nekretnine.com](mailto:dejan@real-nekretnine.com)  
First Name: Dejan  
Last Name: Šijan  
Company: Real nekretnine  
Name:  
Service Type: Selling  
Additional: [info@real-nekretnine.com](mailto:info@real-nekretnine.com)  
Email:  
Website: <http://www.real-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
City area: Centar  
ZIP code: 51000  
Address: VERDIEVA 5  
Mobile: 00385958551067  
Phone: 0038551313003  
Fax: 0038551313007  
About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, i uredima u Šibeniku, Fra Jerolima Milete 13 i Puli, Istarska 18 s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje

tržišta, argumenti su kojima raspoložemo.  
Danas je vrijeme novac, nastojat ćemo ga uštedjeti za Vas.

Plaćanje posredničke naknade-sa smiješkom na licu. Sve naprijed navedeno uz kvalificiranu pravnu pomoć i savjete.

Dobar odabir! Kroz naše web stranice nastojimo se približiti svim klijentima korisnicima naših usluga, i onima koji će to tek postati.

Zadovoljan klijent je naša obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Fažana okolica, kuća sa bazenom ,pogled na more
Property for:	Sale
House type:	detached
Property area:	176 m <sup>2</sup>
Lot Size:	255 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	570,000.00 €
Updated:	Jun 28, 2024

### 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 is a town in the southern part of Istria, ten kilometers north of Pula, located on a fertile lowland area that opens to the sea near Peroj and Fažana in the west. A big advantage is that it is located at two exits from the highway, which is great for connecting with the rest of Istria as well as with neighboring countries. Only 4 kilometers from the town center, in a quiet part of the village, this beautiful detached villa with a swimming pool is located. The building has a total living area of 176m<sup>2</sup> and is located on a plot of land of 570431m<sup>2</sup>. The house itself consists of a ground floor and a first floor, so on the ground floor there is a hallway, a large living room with access to a neat and paved terrace and pool, a fully equipped kitchen with a dining room, and one bedroom and a bathroom. The first floor of the house is accessed by an internal staircase, where there are three bedrooms and two bathrooms. Heating is on a heat pump. The yard is completely fenced and as such ensures complete peace and privacy. In front of the house there is a large paved swimming pool with a total area of 28m<sup>2</sup>, with a covered terrace for enjoyment during the summer months. The yard is also in excellent condition, with an arranged sunbathing area. The house is sold completely as shown in the pictures, i.e. with all the furniture. This beautiful villa represents an excellent investment for tourist purposes because it is located in an excellent and quiet location, not far from the center of the town, the sea and all the necessary amenities. Also, the facility is categorized as a 4-star vacation home, and it can continue to be rented out for tourist purposes and thus recover the invested funds sooner. In addition to the tourist purpose, the real estate can also be a great opportunity to solve the housing issue and buy a beautiful and high-quality real estate for a comfortable and peaceful life. ID CODE: IST-0312

## Additional contact info

Reference Number: 616518  
Agency ref id: IST-0312  
Contact phone: 0913314002