

## EKSKLUZIVNO - Luksuzne duplex vile sa bazenima i pogledom na more. Vodnjan, House



### Seller Info

Name: Agencija Bagi Immobilien  
First Name: Agencija  
Last Name: Bagi Immobilien  
Company: Bagi Immobilien d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <https://bagi-immobilien.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Fažana  
City area: Fažana  
Address: Istarska 10  
Mobile: 099 844 0297, 098 9655 281  
About us: BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title: EKSKLUZIVNO - Luksuzne duplex vile sa bazenima i pogledom na more  
Property for: Sale  
House type: semi-detached  
Property area: 501 m<sup>2</sup>  
Lot Size: 515 m<sup>2</sup>  
Bedrooms: 10  
Bathrooms: 8  
Price: 1,100,000.00 €  
Updated: Jul 19, 2024

#### Condition

Newbuild: yes  
Built: 2023

#### Location

Country: Croatia

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

## Permits

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

## Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Number of parking spaces: 4

## Description

Description: **EXCLUSIVE-OPPORTUNITY-ALL NEW-Luxury duplex villas - two pools with a total net area of 501.22m<sup>2</sup> on a plot of 515m<sup>2</sup> with a panoramic view of the sea. The areas shown refer to two residential units, villa S1 and villa S2 Total net surfaces for both housing units, which are completely identical - mirror image**  
**GROUND FLOOR** Entrance porch 4.52m<sup>2</sup> Entrance area 11.76m<sup>2</sup>  
Dining-Kitchen-Living Room 103.44m<sup>2</sup> Bathroom 12m<sup>2</sup> Bedroom 32m<sup>2</sup> Covered terrace with installations for summer kitchen 34.84m<sup>2</sup> Swimming pool-heated 48.24m<sup>2</sup>  
**FIRST FLOOR-** Corridor and staircase 30.72m<sup>2</sup> Hallway 15.08m<sup>2</sup> Bedroom 21.70 m<sup>2</sup> Wardrobe 7.96m<sup>2</sup> Bathroom 15.40m<sup>2</sup> Bedroom 32m<sup>2</sup> Bedroom 42.06m<sup>2</sup> Bathroom 10.92m<sup>2</sup> Terrace 34.84m<sup>2</sup> The staircase leads to the roof terrace of 112.5 m, which has a panoramic view of the sea and the Brijuni Islands. with summer kitchen and jacuzzi. The villas are built with high-quality materials - underfloor heating throughout the house - heat pumps. Top quality ceramic floors Air conditioning Thermal insulation 10 cm Aluminum carpentry with electric shutter lifters and mosquito nets High-quality sanitary equipment in all bathrooms Fully equipped with brand new furniture! In the final stage of moving in! We offer two identical duplex villas! Ownership clean and free of encumbrances! Available now! For all information, call +385 91 1509 059 (Viber / WhatsApp) or by email: aida.kudic@bagi-international.hr ID CODE: 3991

## Additional contact info

Reference Number: 617158

Agency ref id: 3991