

ISTRA, VODNJAN - Kvalitetna obiteljska kuća s bazenom na idealnoj lokaciji. Vodnjan, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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, VODNJAN - Kvalitetna obiteljska kuća s bazenom na idealnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	160 m ²
Lot Size:	649 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	3
Price:	1.00 €
Updated:	Jul 01, 2024

Condition

Newbuild:	yes
Built:	2022

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:	A+
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Parking

Number of parking spaces:	4
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Description

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ISTRIA, VODNJAN - A comfortable family villa located in an ideal location near the city center and beautiful stone beaches. We proudly present this beautiful new family villa located in a quiet and suburban part of the town of Vodnjan. One of the advantages of this villa is not only its smart organization of the interior space, as well as additional content in the garden, but precisely its quiet and private location. The villa is thus located at the very end of the construction zone, which offers its future owners maximum peace in harmony with the nature and greenery that surrounds it. Regardless of the location of the villa, all the facilities needed for a safe and peaceful family life are located just a few steps or a few minutes' drive away. Head with us towards this wonderful opportunity and end your search for your own private oasis. **PROPERTY DESCRIPTION:** This is a villa built at the end of 2022 as a private family villa, which with its 160m² of total living space is spread over two floors. Every square in the villa has been carefully used in order to ensure maximum comfort and simplicity. Thus, on the ground floor, there is an entrance hall with a wardrobe space, which further introduces us to the living space on the ground floor, conceived as an open space without partition walls filled with natural light. And in which there is a modern and equipped kitchen with an island, then a spacious dining room sufficient for the whole family and a comfortable living room with an existing exit to the pool beach and a covered summer terrace. On the ground floor, in addition to the above, there is also the first bedroom, a guest bathroom, as well as a laundry room/utility room with a machine room. On the first floor of the villa, which is accessed by an internal staircase lined with wood, there are 4 additional bedrooms, 2 of which share a common terrace with a beautiful open view of the sea, the Brijuni Islands and the sunset. One of the mentioned bedrooms on this floor has its own bathroom, while the other rooms use one common additional bathroom. We must point out the quality of every material used in the villa, from the stone floor coverings in the living area of the villa and the corridors, which gives a special feeling during your stay in the villa, as well as the finely integrated high-quality ceramics in the bathrooms and the luxurious parquet in the bedrooms. And all this, along with the installed underfloor heating, makes the use of the villa pleasant throughout the year. **DESCRIPTION OF THE GARDEN:** The villa is located on a comfortable plot of 649m², after deducting the space occupied by the villa, the swimming pool and the auxiliary facility, you have a pleasant 486m² yard at your disposal. In addition to the 32 m² swimming pool that occupies the central part of the yard and the beautifully landscaped garden with Mediterranean plants and greenery, there is also a covered summer kitchen ideal for entertaining friends and family. Next to the summer kitchen, there is a storage room for all pool and garden maintenance supplies, a toilet that is used during the stay in the open air and the pool, as well as a basement space under the summer kitchen. You don't have to worry about your youngest family members, because the entire garden is surrounded by a wall, and there is enough green space for safe and carefree play. While for your tin pets, there is enough parking space for 4 cars in the yard, which can be covered if desired. **LOCATION DESCRIPTION:** This villa is ideal for all those who prefer to spend most of their

time outdoors in the company of their closest people. Which was the plan of the owners to find a location that would allow them exactly that, carefree fun and socializing with friends and family, without worrying too much about neighbors and their own privacy. During the selection of the location, it was still important to them that all the facilities needed for everyday life were located within a maximum of 2 to 3 minutes' drive from the villa, so that the stay in the villa would be as comfortable and simple as possible, and they certainly succeeded. The villa is thus surrounded by natural greenery that gives off a special atmosphere, as well as a sense of peace and privacy, while all amenities such as shops, schools, kindergartens, restaurants and cafes are only 2 to 3 minutes' drive from the villa. In addition, we must point out that one of the most beautiful beaches as well as a walk along the sea are only 4 km away from the villa, and we are talking about the unmissable Fažana, which, in addition to beautiful beaches and one of the most beautiful well-organized walks, offers various additional facilities, such as restaurants, cafes, excellent ice cream, a small port, as well as a boat line that connects it with the Brijuni Islands. Next to Fažana there is a settlement known as Peroj, which offers numerous natural rocky beaches only 4.5 km from the villa, then the town of Pula with a variety of restaurants, cafes, nightlife, beautiful beaches and a rich history is only 10 km from the villa. as well as numerous others. This villa is a perfect combination of peace and privacy with the luxury of a simple and modern lifestyle. The beautiful views of the landscape and the sea simply will not leave you indifferent, and in addition to all that, the villa is of course also an excellent opportunity for all those who are looking for valuable real estate for their own investment in the form of a tourist rental. **ADDITIONAL INFORMATION:** * The villa is sold furnished. * In addition to underfloor heating, it is equipped with air conditioning in every room, as well as a chimney with the option of setting up a pellet or wood stove. * The ownership of the villa is in order. For any additional questions, necessary information or wish to organize an appointment to view the villa and its location, please feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31561

Additional contact info

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