

## ISTRA, PEROJ - Vila s pogledom na more - 450 metara od plaže!, 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 - Vila s pogledom na more - 450 metara od plaže!
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	541 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	790,000.00 €
Updated:	Nov 16, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
--------------------	----------------



### Parking

Number of parking spaces:	4
---------------------------	---

## Description

Description:

ISTRIA, PEROJ - Villa with a view of the Brijuni archipelago The settlement of Peroj, located on the southwest coast of southern Istria with a beautiful view of the Fažana Channel and the Brijuni archipelago, is ten kilometers from the 3000-year-old Pula, five kilometers from Vodnjan and thirty kilometers from Rovinj. A complex of four detached luxury villas is being built in Peroj, just 450 m from the sea. All the villas are built according to plan so that the view from them extends to the Brijuni National Park. Each villa has its own plot of 600-650m<sup>2</sup>, its own parking lot, a fully automatic swimming pool measuring 8x4m with the option of salt water as well as heated water, and guarantees its owners complete privacy. Each villa will have four bedrooms, three bathrooms, a kitchen, a dining room, a living room, a laundry room and a storage room in the yard. The villas will be built using classic construction using brick and concrete, which are also excellent heat insulators. ALU carpentry with 6 chambers and three-layer glass is installed on each of the villas. As for the coverings, the outside of each villa is covered with travertine stone, and the facades will be made classically with styrofoam. The color of the facade is beige. Each villa will have its own system of heating, cooling and preparation of domestic hot water through heat pumps and air conditioners from the top Japanese manufacturer MITSUBISHI HEAVY INDUSTRIES. The heating of each room of the villa is provided by a floor heating system, while the cooling of each room is provided by a multisplit air conditioner. The villas are designed to a high standard of construction and are scheduled for completion by June 2023. In this way, the investor wants to enable future owners to design their own interior according to personal preferences. It is possible to arrange the interior decoration of the villa with the investor. VAT is included in the price, the buyer does not pay real estate sales tax! Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31706

## Additional contact info

Reference Number: 622544  
Agency ref id: 31706  
Contact phone: +385 95 576 8337