

ISTRA, PEROJ - Moderna vila na mirnoj lokaciji, Vodnjan, House



Seller Info

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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
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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, PEROJ - Moderna vila na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	282 m ²
Lot Size:	910 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1,699,000.00 €
Updated:	Jul 15, 2024

Condition

Newbuild:	yes
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vodnjan
City area:	Peroj
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:	3
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Description

Description:	ISTRIA, PEROJ - Modern family villa located in a quiet location without crowds,
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not far from the center of the village and beautiful beaches. We proudly present this luxury designer villa, located in a quiet and beautiful settlement, Peroj, within easy reach of the famous Fažana. It is a villa located on the edge of the settlement in a dead-end and private street without traffic and crowds, which makes this villa ideal for all those who are looking for a true family home, as well as for all those who are looking for a rare and valuable real estate that will provide them with a return on their investment through tourism. What makes this villa special is not only its design and location, but the fact that it is located in a small cul-de-sac without traffic, which can ensure its future owners the maximum level of privacy and peace. In addition to everything mentioned, all the amenities that are needed for a safe and peaceful year-round life are only a 2-minute walk from the villa. We are sure that the villa will enchant you upon your arrival, and that in the first few moments you will be able to imagine how you and your family and friends spend a perfect time on the spacious garden, and spend your vacation in the maximum level of peace and privacy.

DESCRIPTION OF THE VILLA: This modern villa is located on a construction plot of 910 m² in total, and consists of 282.89 m² of living space, which is divided into two floors, ground floor and first floor. On the ground floor of the villa there is an airy "open space" area, which houses a comfortable and spacious living room, a dining room sufficient for the whole family, and a modern and equipped kitchen. What adorns the living area of the villa are the sliding glass walls that completely open up the space, and with the help of which, during the warmer months, direct and open communication is achieved between the interior of the villa and the landscaped garden and the larger covered terrace next to the pool. The same larger covered terrace is a space with a total area of 70m² and is used as an ideal place for fun and relaxation with family and friends. In addition, on the ground floor of the villa there is a first bedroom with its own bathroom, and a guest toilet that also serves as a utility room. The internal staircase leads to the upper floor of the villa, where there is one smaller bedroom (children's or office) with its own bathroom, then one more spacious bedroom with a bathtub inside the room and a separate bathroom, and finally the largest, "master" bedroom with its own bathroom and a hydro-massage bathtub inside the sleeping area. All bedrooms are connected by a covered terrace of 28 m², and a flat roof terrace of 31 m² that serves as a sunbathing area with a wonderful view of the sea and the Brijuni Islands.

DESCRIPTION OF THE PROPERTY: The villa is located on a private and completely fenced plot, hidden from all eyes and consists of a total of 910m². When we take away the space occupied by the villa and the swimming pool, you have at your disposal a comfortable 740 m² of landscaped yard. By accessing the garden through an electric gate with the help of a private cul-de-sac, there is enough parking space for 3 to 4 cars, which future owners have the opportunity to cover. The central part of the landscaped garden is occupied by a swimming pool with an area of 3.75 x 10.75 (39.38 m²), ideal for relaxing during the warmer months of the year, and next to it is the already mentioned covered, spacious terrace, with an area of 70 m², designed as a zone for relaxing and socializing by the pool. and which also acts as an "overture" to the living space. The courtyard of the villa is decorated

with olive trees, while the rest is a landscaped lawn, ideal for the carefree entertainment of your youngest family members and playing with pets.

ADDITIONAL INFORMATION: - The villa is equipped with a photovoltaic power plant of 9.1 KW, which almost completely covers the annual electricity consumption. - The spacious garden offers the future owners the possibility of building an additional residential building, such as an additional villa, garage, spa area, gym and the like. - The neighboring plot next to the villa is actually an olive grove, which will remain the same purpose, which gives the future owners a confirmation of privacy and peace. - The yard of the villa is surrounded by a dry wall and a hedge. - High-quality insulation and aluminum carpentry have been installed, which ensures the maximum level of comfort inside the villa. - The ownership of the villa is in order, owner 1/1, no encumbrances, the villa has all the necessary documentation. - The villa is sold fully furnished, as can be seen in the pictures.

DESCRIPTION OF THE LOCATION: The villa is located in today's almost unavoidable Peroj, it is a small settlement located near the famous Fažana. What makes Peroj interesting for an increasing number of visitors is the fact that they have the opportunity to spend their vacation on well-kept beaches with crystal clear sea. But that is not the only reason. Namely, Peroj today represents an ideal location for year-round living, and with all the amenities that are located in the immediate vicinity, necessary for everyday life, it makes staying in this location significantly simpler and more pleasant. Numerous restaurants, cafes, and long and well-maintained beaches with various contents have made Peroj one of the most interesting locations on this part of the Istrian peninsula. In the immediate vicinity of the villa, there are numerous restaurants, cafes, shops, a small market and the like, only a 2-minute walk away. Long and well-kept beaches are only 1 km from the villa. The same beaches offer their visitors, in addition to the crystal clear sea and a view of the Brijuni Islands, other amenities, such as a large number of beach bars, restaurants by the sea, beach volleyball courts, basketball courts, organized walks, bicycle paths, and various other activities at sea. The same beaches, a walking path and a cycling path stretch from Peroj, through Fažana, Valbandon, Štinjan, all the way to the Puntičele campsite, along which visitors can choose their favorite place for swimming and relaxing by the sea. In short, this magnificent property is ideal for those who choose to live in luxury, with a beautiful view of the sea, as well as for all those who are looking for a unique villa that will ensure a safe return on their investment, in the form of a tourist investment. For any additional questions, necessary information, as well as the desire 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 Terms and Conditions:

<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 32043

Additional contact info

Reference Number: 624594
Agency ref id: 32043