

## ISTRA, VODNJAN - Vila moderne arhitekture, 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, VODNJAN - Vila moderne arhitekture
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	1630 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Price:	920,000.00 €
Updated:	Oct 24, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>ISTRIA, VODNJAN - Villa of modern architecture Photogenic Vodnjan, a medieval urban-rural town, is located in the southwest of Istria at 135 meters above sea level. The area of the city of Vodnjan occupies an area of 102 km<sup>2</sup> and includes four settlements: Barbariga, Gajana, Galižana and Peroj. Vodnjan and its surroundings are united by a unique combination of the green interior and the blue coast of the Adriatic Sea. The charming town and its surroundings are best known for the production of prized olive oil, the oil mill, which is the largest in Croatia and the oldest in Istria, and its golden olive groves, which are home to as many as half a million olive trees, many of which date back to the Roman Empire. The Olive Garden is interesting for many other things - excellent wines, the largest concentration of kažun and dry stone walls in the area of Istria, recognizable Gothic-Venetian, Renaissance and Baroque styles and numerous churches. In the town of Vodnjan, there is the highest bell tower in Istria, the shortest and narrowest street in Istria and the longest street in Istria, while some winding stone streets are painted with colorful murals. This entire picturesque area has a rich cultural-historical intangible and material heritage, a preserved environment, clean</p>
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sea and well-maintained beaches, developed business and tourist infrastructure, infrastructurally and horticulturally arranged space and community and social sensitivity of the population, and has fantastic potential in the development of a whole range of activities. Not far from the town of Vodnjan, surrounded by nature, a villa of modern architecture is for sale. It is located in a gentle settlement whose location offers an authentic experience of a small Istrian town, intimacy and relief from all the hectic effort and noise, and at the same time close enough to the dynamic cities of Istria with a range of amenities. In addition to the location that provides complete comfort, the property is also distinguished by the quality of construction, which guarantees long-term satisfaction and quality of housing. With its contemporary architecture, the villa does not disturb the environment but creates a synergy of natural surroundings and modern design. It is defined as one residential unit whose area is distributed over two floors; ground floor and first floor. The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace that contains a summer kitchen and an entrance to a room that contains a sauna and a bathroom. The floor plan of the ground floor is complemented by two bedrooms with private bathrooms, a guest toilet and a storage room. The first floor consists of two bedrooms with private bathrooms and access to a spacious terrace. The yard is landscaped and horticulturally landscaped and fenced, and complete harmony is provided by the impressive 78 m<sup>2</sup> overflow pool with a sunbathing area. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. 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: 32239

### Additional contact info

Reference Number: 627662  
Agency ref id: 32239  
Contact phone: +385 92 235 9472