

## VISOKOKVALITETNA VILA S POGLEDOM NA MORE, Vižinada, House



### Seller Info

Name: Dogma Nekretnine  
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Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	VISOKOKVALITETNA VILA S POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	420 m <sup>2</sup>
Lot Size:	1094 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	15
Bathrooms:	4
Price:	1,320,000.00 €
Updated:	Sep 05, 2024

### Condition

Built:	2024
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vižinada
City area:	Vižinada
ZIP code:	52447

### Permits

Building 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

**Description:**

This modern villa is being built in a quiet environment near famous winemakers in the beautiful Istrian landscape. It impresses with its spacious and airy rooms and amazes with a new vision of living in untouched nature. Here, a symbiosis of natural surroundings and modern elements has been created that meet high standards in terms of architecture, design, comfort, quality and energy efficiency. The built area of about 420 m<sup>2</sup> plus a 48m<sup>2</sup> swimming pool and an elevator are spread over a total of two floors. The elevator extends to the first floor. Large sliding windows allow access to the terraces with a view of the sea in the distance and the surroundings that provide everything necessary for enjoyment and relaxation. The main entrance to the residence is centrally located on the north side. In addition to the interior entrance area, there is a SPA wellness and fitness center on each side. On the ground floor there is an open-plan living room with a fireplace, a dining room and a beautiful part occupied by the kitchen, which also ends with outdoor covered terraces together with a summer kitchen. Stairs lead you to the swimming pool with an overflow channel and a spacious terrace perfect for sunbathing. In addition to the extensive interior of the villa, the exterior also speaks for itself. The landscaped garden is full of Mediterranean plants. On the ground floor there is also an auxiliary, technical room and a multipurpose area - wine cellar / billiards. Upstairs there are four bedrooms with four bathrooms. All four bedrooms have access to a sunny terrace. The sun-drenched terrace offers a wonderful view of the idyllic surroundings and breathtaking sunsets. This is the home where you start living your Mediterranean dream. Completion of construction is planned at the end of 2023/2024. Main features of the property: - Beautiful view - Peaceful surrounding - Location near famous winemakers - Elevator - Parking spaces will be located in the open space on the building lot. - The pool is located on the northwest side, it has an elongated rectangular shape with an overflow channel. - The thermal protection of the walls is solved by thermal insulation of 10 cm thickness ETICS SUSTAV, the roof thickness of 25 cm, and the floor 15 cm. - The external joinery will be made of aluminum profiles, glazed with IZO glass, the color according to the choice of the investor or the customer. Protection from the sun is solved with blackout curtains. - The entrance door will be single-leaf, aluminum/wooden and without glazing. - Internal carpentry - the internal doors will be wooden, single-leaf solid. - An air-water heat pump, split system, is provided for the purposes of heating the building and preparation of domestic hot water. - Preparation of domestic hot water provided by means of an accumulation tank. In winter, underfloor water heating is provided in all rooms. Valve convectors are provided for cooling the facility. - Heated pool with a special heat pump - Ceramics will be chosen in agreement with the investor. - The roof structure is sloping. The villa is built and sold by a company in the VAT system. The price is expressed without VAT. For natural persons, VAT is added to the purchase price. \* Center: 500 m \* Sea: 16,000 m \* Near big city: 20,000 m \* Pula airport: 62,000 m \* Store: 2,000 m \* Venice airport: 223,000 m More information on request. ID CODE: IS1513745

**Additional contact info**

Reference Number: 636280  
Agency ref id: IS1513745