

ISTRA, BALE - Luksuzna dizajnerska kuća s bazenom, Bale, 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
City: Rijeka
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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, BALE - Luksuzna dizajnerska kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	263 m ²
Lot Size:	993 m ²
Bedrooms:	5
Bathrooms:	4
Price:	1,600,000.00 €
Updated:	Sep 19, 2024

Condition

Newbuild:	yes
Built:	2025

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Bale
City area:	Bale
ZIP code:	52211

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Description

Description:	ISTRIA, BALE - Luxury designer house with swimming pool One of the most beautiful Istrian jewels is the town of Bale, located on the western coast of Istria. This historic stone town is built on a hill surrounded by olive groves and vineyards, and is 5 kilometers from the sea and an untouched coast. The 45th parallel passes through the municipality of Bale, that is, its southernmost part,
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which means that it is in the most ideal place - halfway between the Equator and the North Pole. The average annual temperature in Bale is 14 degrees Celsius, and they record an average of 2,400 sunny hours a year. In this picturesque Istrian medieval town, a luxury designer house with a swimming pool is for sale. The property represents a harmony of space, needs, functions, construction and beauty. It is located in a gentle neighborhood, surrounded by nature, family homes and vacation homes, offering the perfect balance of rural surroundings and proximity to the sea and urban facilities, far enough from the crowds and noise, but still close to all the facilities needed for a year-round stay. 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. In addition to the highest class Baunit facade system, the house has a high-class energy certificate, the carpentry is from renowned manufacturers and the floor is covered with high-quality brushed oak parquet. The heating/cooling of the house is fully ensured by the floor heating system and air conditioning inverter units. It also stands out with the ultimate interior design of premium quality by a well-known architectural studio and is equipped with top-quality designer furniture and high-quality equipment. The house of a contemporary breakthrough in timeless architecture with an emphasis on functionality and aesthetics fits in shape and color with the settlement and the landscape, it is divided into two floors with a functional floor plan, and the living area offers a harmonious living environment bathed in natural light that exudes sophistication and comfort. 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 with an open fireplace. The floor plan is complemented by a bedroom with its own bathroom, a wellness area with a sauna and fitness equipment, a guest toilet, a laundry room, a storage room and two storage rooms. The first floor consists of two bedrooms, two bathrooms and a gallery space. The fenced garden is full of greenery, and the perfect harmony of the landscaped and horticultural garden is surrounded by a 50 m² heated swimming pool with a sun deck and a covered lounge area. The planned deadline for the completion of the works and the handover of the property is scheduled for the end of 2025. The facility is built and equipped by local contractors and suppliers who work and live in the area and remain available to the customer for all future services and potential emergency interventions. A reliable seller with already several built houses in the area, which can be viewed as an exemplary example of the quality of construction, furnishing and materials. The location, comfort and structure make this top real estate 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 ID CODE: 33354

Additional contact info

Reference Number: 642159
Agency ref id: 33354