

## Istra, Tar-Vabriga, vila s bazenom 800m od mora, Tar-Vabriga, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

|                   |   |
|-------------------|---|
| Title:            | Istra, Tar-Vabriga, vila s bazenom 800m od mora |
| Property for:     | Sale  |
| House type:       | detached  |
| Property area:    | 160 m <sup>2</sup>                              |
| Lot Size:         | 600 m <sup>2</sup>                              |
| Number of Floors: | 2   |
| Bedrooms:         | 5   |
| Bathrooms:        | 3   |
| Price:            | 890,000.00 €                                    |
| Updated:          | Nov 15, 2024                                    |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2023 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Tar-Vabriga       |
| ZIP code:              | 52440             |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |    |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|

### Description

|              |  |
|--------------|--|
| Description: | Kaiser Immobilien offers for sale a modern villa with a swimming pool only 800 meters from the sea. It is located in a settlement with elite villas on one side, and |
|--------------|--|

an unobstructed view of nature and peace on the other. The villa is designed as a multi-story building. On the ground floor there is a beautiful, large living space with a kitchen, dining room and living room. There is also a smaller bedroom that can be used as a study, a toilet and a room that serves as a laundry room. The internal stairs lead to the first floor where there are 3 spacious bedrooms, each with its own bathroom for maximum privacy. Each room has access to its own balcony with an unobstructed view of nature and greenery and a partial view of the sea. These terraces are the ideal place to relax with your morning coffee or enjoy the sunset in the evening. Beautiful glass walls add an extra atmosphere to every room and ensure enough sunlight. Heating is provided by a heat pump and underfloor heating throughout the house, and cooling is provided by air conditioners in all rooms. Next to the terrace there is a heated pool with salt water and a jacuzzi. The summer kitchen in the terrace allows you to enjoy the benefits of the outdoor space. Also, the villa has a spacious parking lot with a charging station for electric cars. The concept of the house and the location itself have great potential for tourist rental. Due to its location, proximity to the center with all amenities necessary for life and proximity to the sea, this villa is an excellent opportunity to solve the housing issue as well as a good investment for tourist purposes. The villa is sold fully furnished and ready to move into. The location of this villa provides an excellent connection with other European cities: Pula Airport 45 km Ljubljana 146 km Vienna 529 km Munich 547 km Prague 800 km Budapest 609 km Agency commission for the buyer is 3% + VAT and is paid in case of real estate purchase, at the conclusion of the first legal act. For additional information and viewing, contact your agent at email: [dean.cvitko@kaiser-immobilien.hr](mailto:dean.cvitko@kaiser-immobilien.hr) or phone number: 00385 91 5284449 ID CODE: 114-130

### Additional contact info

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