

Istra - Vodnjan, luksuzna vila sa bazenom, Vodnjan, 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 Silviya 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 - Vodnjan, luksuzna vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	174 m ²
Lot Size:	666 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	750,000.00 €
Updated:	Nov 02, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Parking

Garage:	yes
Number of parking spaces:	5

Description

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Kaiser Immobilien presents a beautiful villa with a pool in a great location. For sale is a beautiful villa located in Vodnjan, a historic town in the south of the region. This elegant villa offers a luxurious and comfortable living space and stands out for its top quality materials and modern design. The villa covers an impressive 174 m² and has central floor heating and cooling, which is carried out through every room in the house. Driven by Mitsubishi machines through the ventilation ducts, this system achieves the desired temperature in just a few minutes in all parts of the house. The interior of the villa is decorated with attention to the smallest details. The floor coverings are made of first-class marble and ceramics, using only top-quality materials from the Mapei brand. Each piece of furniture is custom-made to fit perfectly into the interior of the villa. The exterior of the villa delights with a large swimming pool measuring 8x4 meters, which is covered with a ceramic mosaic with epoxy joints. The pool is fully automated, and there is also counter-current swimming for the ultimate relaxation experience. The villa also has a garage for one vehicle and an additional 5 parking spaces for guests. Rehau carpentry with double and triple glazing ensures high energy efficiency of the house. The location of the villa is ideal for those looking for a quiet life outside the hustle and bustle of the city, while all services and facilities are available in the town of Vodnjan itself. The sea is only 8 km away, while popular tourist destinations such as Pula (11 km), Rovinj (40 km) and Medulin (24 km) are easily accessible. This villa represents a real opportunity for those looking for a luxurious home with all modern comforts. Do not miss the opportunity to become the owner of this exclusive property that your family will surely adore. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. ID CODE: 119-023

Additional contact info

Reference Number:	647990
Agency ref id:	119-023
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