

## Istra - Pula, kuća blizu mora, 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 - Pula, kuća blizu mora
Property for:	Sale
House type:	detached
Property area:	130 m <sup>2</sup>
Lot Size:	596 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	5
Price:	413,000.00 €
Updated:	Nov 03, 2024

### Condition

Built:	2002
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	C
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### Heating

Central heating:	yes
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## Parking

Garage:	yes
Number of parking spaces:	4

## Description

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Kaiser Immobilien presents a unique property only 200 m from the sea. The property is located in a small rural area not far from the town of Vodnjan, and only ten kilometers from Pula. The town of Vodnjan is widely known as a unique Istrian town with the best awarded Istrian oils in Croatia and very rich historical architecture. Near the town of Vodnjan is our most famous Brijuni National Park, which leaves every visitor breathless with its beauty, due to its rich vegetation, beautifully landscaped parks, zoo, museum and tempting beaches. Not far from all these wonderful amenities is this unique house that carries the smell of the sea. The house is located on its own plot of 802 m<sup>2</sup>. The house was built from the ground floor and the first floor with a total size of 130 m<sup>2</sup>. The ground floor of the house is currently used as a private apartment for the owner of the house, who stays there in the summer. On the ground floor there are two bedrooms, bathroom, kitchen and dining room and a spacious living room. On the ground floor of the house there are two covered terraces, one for dining and the other for relaxing. The ground floor of the house offers exit to the yard and from two sides. On the first floor of the house there are 3 bedrooms and three bathrooms and one larger apartment. The arrangement on the first floor was made in this way because the first floor of the house is rented out in the summer. The number of bookings is very positive, there is evidence of this, and this guarantees additional tourism income, which can be earned there in the summer, if the new owner is interested in it. The apartment has a bedroom, bathroom, kitchen and living room. From the kitchen there is an exit to the balcony with a beautiful view of the sea and the village. The entire upper floor is illuminated by wonderful sunlight throughout the day. Each bedroom has access to its own balcony. The yard of the house is decorated with a lawn. There is also an outdoor kitchen, an outdoor grill and water, a large wooden table, and it is possible to dine in the garden. Currently, there are other children's play facilities in the garden. The garden is spacious enough and there is a possibility of building a swimming pool if there is a need for it. In front of the house there is a garage that is currently used for storing various items and marine content, bicycles, surfboards, etc... In the yard there is also another outdoor toilet near the outdoor kitchen and the room for the heating and water system that runs through the house. In the basement of the house there is an unused part of the so-called basement, dug into the ground. This space is little used, and it offers the possibility of building a wonderful wine cellar. The central heating system was spread throughout the house, upstairs and downstairs, but it was never used. There is a possibility of connection. The house is currently heated through an air conditioning heating system. The water drainage system is organized through its own septic tank. The beach near the house is only 200 m away. The beach was recently landscaped and a wonderful 3.5 km long beach walk was made. Between

the house and the beach there is a green part of the forest for walking, running and cycling. Distance of the property to the city: Vodnjan - Pula Airport, 14 km  
Vodnjan - Ljubljana, 189 km Vodnjan - Vienna, 574 km Vodnjan - Prague, 897 km  
Vodnjan - Munich, 590 km This property is truly unique due to its location, geographical position and due to the proximity of all facilities. If you want to enjoy the real summer and feel the charms of living in the immediate vicinity of the beach, contact the agent at phone number 00385 923782803, or at the email address: ivana@kaiser-immobilien.hr. Agency commission is 3% + VAT. ID CODE: 113-126

### Additional contact info

Reference Number: 648162  
Agency ref id: 113-126  
Contact phone: +385923782803, +385995677888