

## Istra - Vodnjan, novogradnja sa očaravajućim pogledom na more, 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, novogradnja sa očaravajućim pogledom na more
Property for:	Sale
House type:	detached
Property area:	352 m <sup>2</sup>
Lot Size:	1363 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	2,500,000.00 €
Updated:	Nov 07, 2024

### Condition

Built:	2023
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### 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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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description:

Kaiser Immobilien offers for sale this luxury villa, which is expected to be completed in early 2024, in a quiet location on a spacious plot of 1363 m<sup>2</sup>. The nearest shop and the nearest cafe are about 600 m away, the restaurant is about 1 km away, and the elementary school is 1.4 km away. This villa is located in a complex of 3 villas built by an investor. Thanks to the southwest orientation, you benefit from a lot of natural light. Look forward to a carefree life because the surveillance camera and alarm system guarantee your safety. Outdoor parking for 2 cars. The ground floor and first floor have an incredible 352 m<sup>2</sup> of net living space. Thanks to air conditioning and floor heating powered by a heat pump, you can look forward to an oasis of well-being that is optimally moderate at any time of the year. Solar panels are the perfect luxury. The very large covered balcony will undoubtedly become one of your new favorite places. Enjoy your first morning coffee here and admire the impressive view of the picturesque sea and the Brijuni Islands. On the very large garden there is an incredible swimming pool of 52.50 m<sup>2</sup> complete with a sunbathing area. Automatic irrigation and a covered terrace complete the enviable outdoor space. Enter your new living paradise through the covered entrance. On the ground floor there is a living room with an open kitchen and dining room, a bedroom with its own bathroom with a shower cabin, a guest toilet and a boiler room. Internal and external stairs lead to the upper floor where there are 3 more bedrooms, one of which has its own bathroom and dressing room and a separate shower room. This floor is completed by a phenomenal sauna of 10.80 m<sup>2</sup>. The villa is included in the VAT system. The buyer is exempt from paying real estate sales tax. ID CODE: 114-010

## Additional contact info

Reference Number: 648751  
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