

Istra - Vodnjan, luksuzna vila u izgradnji s 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 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 - Vodnjan, luksuzna vila u izgradnji s bazenom
Property for:	Sale
House type:	detached
Property area:	243 m ²
Lot Size:	689 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	1,600,000.00 €
Updated:	Nov 21, 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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Heating

Central heating:	yes
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Parking

Number of parking spaces: 2

Description

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Kaiser Immobilien presents this luxury villa, which is expected to be completed in early 2024, in a quiet location on a plot of 689 m². 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 who is known for quality construction. 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. Spacious 243m² of net living space distributed on the ground floor and on the first floor. 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. The very large covered balcony of 30m² 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. Literally immerse yourself in your new happiness, because the 36 m² swimming pool with sun deck is now yours! 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, 2 bedrooms, one of which has its own bathroom, a separate bathroom, a guest toilet and a boiler room. Internal and external stairs lead to the upper floor where you will find 2 more bedrooms, each with its own bathroom, and a phenomenal sauna of 7.80m². On the first floor there is also a covered terrace on the first floor of 34m² with a wonderful view. The villa is included in the VAT system. The buyer is exempt from paying real estate sales tax. ID CODE: 114-009

Additional contact info

Reference Number: 648752
Agency ref id: 114-009
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