

## Istra - Vodnjan, luksuzna vila s pogledom na otočje Brijuni, 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 s pogledom na otočje Brijuni
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	643 m <sup>2</sup>
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

Garage: yes  
Number of parking spaces: 2

## Description

Description: Kaiser Immobilien presents this irresistible luxury villa with a southwest orientation, which is located on a plot of 643 m<sup>2</sup> in a fantastic location, approx. 600 m from the nearest shop and cafe. The elementary school is about 1.4 km away. This villa is located in a complex of 3 villas built by an investor in a quiet part of Vodnjan with beautiful views of the sea, vineyards and the Brijuni Islands. Be carefree because the alarm system and video surveillance guarantee a peaceful sleep. Your cars are protected by a stone wall and electrically operated gates to the two outside parking spaces. An incredible 240 m<sup>2</sup> of net furnished living space is spread over 2 floors of this dream house, which is expected to be completed at the end of 2023. Thanks to the heat pump underfloor heating and air conditioning, you will experience an oasis of well-being that is optimally moderate at any time of the year. In the garden with automatic irrigation, the 36 m<sup>2</sup> swimming pool offers refreshing bliss, next to which you can let the sun take you to a new level of relaxation. The outdoor space is completed by a covered terrace of 30 m<sup>2</sup> and a fantastic summer kitchen. On the ground floor there is a living room with an open kitchen and dining room, 2 bedrooms, a bathroom, a guest toilet and a boiler room. The internal stairs lead to the upper floor where there are 2 bedrooms each with its own bathroom and a sauna of 8.70 m<sup>2</sup> and a covered roof terrace of 40 m<sup>2</sup>. Here you will undoubtedly enjoy the most beautiful hours of your life in harmonious company. The level of equipment of the villa will be at a high level. The villa is included in the VAT system. The buyer is exempt from paying real estate sales tax. ID CODE: 114-008

## Additional contact info

Reference Number: 648753  
Agency ref id: 114-008  
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