

## Istra, Peroj - Vila s pogledom na Brijune, 450m od mora, Vodnjan, House



### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekrtnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Krešimirova 12a  
Phone: 0038551635350  
About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	Istra, Peroj - Vila s pogledom na Brijune, 450m od mora
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	618 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	3
Price:	821,000.00 €
Updated:	Oct 23, 2024

## Condition

Newbuild:	yes
Built:	2023

## Location

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



## Additional information

Energy efficiency:	A+
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## Description

Description:	<p>In picturesque Peroj, we offer an attractive project with four luxury villas, just 450 m from the sea, with a view of the Brijuni Islands. Each villa will consist of a ground floor and an upper floor - four bedrooms, three bathrooms, kitchen, dining room, living room, and a laundry room and storage room in the yard. Each villa is located on a plot of approximately 600 m<sup>2</sup>, with complete privacy, with a fully automatic swimming pool measuring 8x4m, with the option of salt water as well as heated water. The villa also has its own parking lot. Quality of construction The villa will be built using classic construction using brick and concrete, which are also excellent heat insulators. ALU carpentry with 6 chambers and three-layer glass is installed on each of the villas. As for the coverings, the outside of each villa is covered with travertine stone, and the facades will be made classically with styrofoam. The color of the facade is beige. Heating and cooling Each villa has its own system of heating, cooling and preparation of domestic hot water through heat pumps and air conditioners from the top Japanese manufacturer MITSUBISHI HEAVY INDUSTRIES. The heating of each room of the villa is provided by a floor heating system, while the cooling of each room is provided by a multisplit air</p>
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conditioner. Villas are sold up to the level of complete construction on a turnkey system, with planned completion by the fall of 2023. The price includes everything except furniture, while it is possible to agree with the investor on the interior decoration of the villa. Apart from the proximity to the sea, the location itself is excellent. So it is only 3 km to Fažana, 10 km to Pula, and 30 km to Rovinj. VAT is included in the price, the buyer does not pay real estate sales tax. ID CODE: 300041107-80

### Additional contact info

Reference Number: 654176  
Agency ref id: 300041107-80  
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