

## VILLA S BAZENOM! JEDINSTVENA NA TRŽIŠTU, PROVJERITE ZAŠTO, Barban, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	VILLA S BAZENOM! JEDINSTVENA NA TRŽIŠTU, PROVJERITE ZAŠTO
Property for:	Sale
House type:	detached
Property area:	323 m <sup>2</sup>
Lot Size:	1500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	6
Price:	1,400,000.00 €
Updated:	Oct 28, 2024

### Condition

Newbuild:	yes
Built:	2023.

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Barban
City area:	Barban
ZIP code:	52207



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>On the edge of the town, the villa is located in a peaceful environment, surrounded by greenery, vineyards and olive groves, and offers a beautiful panoramic view of nature, the town and the mountain Učka. It consists of a ground floor and a first floor. On the ground floor there is a spacious kitchen with a dining room, a living room, an entrance hall and a staircase, two "en suite" bedrooms, a storage room, a separate bathroom and a covered "L" terrace and a pool of 55 m<sup>2</sup>. On the first floor there are two more "en suite" bedrooms, a gym, anteroom, sauna, hallway with a staircase, a separate bathroom and a covered terrace with a wonderful view. All rooms in the villa have above-average dimensions and heights. Further on in the text, we will introduce you to the concept of passive house through the description</p>
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of its main characteristics. For more detailed information or additional clarifications, feel free to contact us, and we can also send you a brochure in electronic form. What is a passive house? A passive house is a building built according to the strictest energy standards in the world, designed by the Passive House Institute from Darmstadt. These standards not only reduce energy consumption but also ensure a high level of thermal comfort. Whether it's family homes, office buildings, schools or hospitals, all buildings that meet the Passive House standard offer exceptional comfort with minimal energy requirements. There are no cold surfaces, moisture or stagnant air in passive houses. Fresh air circulates constantly, while energy is saved at the same time. They are also extremely quiet, thanks to advanced heating, cooling and ventilation systems. The key characteristics of a passive house include: Fresh and filtered air in all rooms, always. A constant feeling of comfort thanks to maintaining a stable temperature of all surfaces. Complete insulation without thermal bridges. Air tightness, preventing unwanted air infiltration. Silence and peace, achieved by the insulation and ventilation system. Heating via Samsung multisplit system with cassette air conditioning units. Cooling without blowing thanks to Samsung WindFree technology. Always hot water, thanks to the heat pump of the renowned manufacturer Stiebel Eltron. Swimming pool management from the comfort of your home, with minimal energy requirements. Energy needs in Passive House Barban are minimal, with estimated annual costs of only 1,500 euros. Passive house certification includes a thorough check of all budgets, models and performance by authorized experts, ensuring that your building meets all the stipulated standards. Upon completion of construction, your building will receive a certificate and be entered into the world database of passive houses. ID CODE: IS1513692

### Additional contact info

Reference Number: 665956  
Agency ref id: IS1513692