

## NOVO! Prizemnica u Peroju!, Vodnjan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	NOVO! Prizemnica u Peroju!
Property for:	Sale
House type:	detached
Property area:	70 m <sup>2</sup>
Lot Size:	228 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	1
Price:	239,000.00 €
Updated:	Oct 28, 2024

### Location

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



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	3
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### Description

Description: A beautifully designed, detached single-story house is for sale in Peroj, located in a peaceful and attractive area just 1.2 km from the sea. This modern property, with a surface area of 70 m<sup>2</sup>, offers the perfect blend of comfort and functionality, making it ideal for family living or as a vacation home. The house features two spacious bedrooms, a bathroom, and an open-concept kitchen and living room. It is equipped with the latest PVC joinery, underfloor heating in all rooms, and air conditioning, which is included in the price and will be installed above the entrance door. All windows are fitted with mosquito nets for added comfort. Security is a priority, with two 360° cameras in the yard, and there is also a pre-installed setup for an electric gate. The 228 m<sup>2</sup> yard provides parking for three

vehicles, offering ample space for all your needs. The house has a building permit, and the process of obtaining a usage permit is currently underway. The location is exceptional – shops, restaurants, a church, a school, and a kindergarten are all within 400 meters. Fažana is 3.5 km away, and Pula is 13 km away, providing quick and easy access to all major urban centers. Peroj is a picturesque town on the western coast of Istria, known for its rich history and beautiful beaches. Here, you can enjoy a peaceful Mediterranean lifestyle with proximity to all necessary amenities. Nearby is Fažana, a charming fishing village with a waterfront promenade and views of the Brijuni Islands, known for its excellent restaurants and excursions to the Brijuni National Park. This property represents an outstanding opportunity for anyone looking for a peaceful yet well-connected place to live or vacation on the Istrian coast. ID CODE: IS1513539

### Additional contact info

Reference Number: 666288  
Agency ref id: IS1513539