

## NOVA VILLA, GRADNJA 2022. NEKORIŠTENA, NAMJEŠTENA, BAZEN, 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  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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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:	NOVA VILLA, GRADNJA 2022. NEKORIŠTENNA, NAMJEŠTENNA, BAZEN
Property for:	Sale
House type:	detached
Property area:	165 m <sup>2</sup>
Lot Size:	541 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	549,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Description

Description:	The house is brand new and ready to move in immediately and fully equipped with high quality furniture! In a great location in Peroj, a detached house with a swimming pool with a total net area of 165 m <sup>2</sup> is for sale, of which 35 m <sup>2</sup> is a covered terrace, and consists of a living room, kitchen, dining room, 3 bedrooms and 2 bathrooms. The garden area is 541m <sup>2</sup> , the land is fenced and the house has complete privacy and peace. The pool is 7.5 m x 4 m and is fully equipped and additionally reinforced with an additional pump, nozzles and skimmers to prevent
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the accumulation of garbage, oil and other things and has a fully automatic self-maintenance. The picture of the pool is from the time before it was finished, there will be new pictures soon. The yard as well as the pool is fully lit. Engine room and storage room 15 m away from the pool for complete peace on the sun deck. There are absolutely no investments in the house and everything is new and never used! The heating system is over the fireplace and the cooling over 2 air conditioners. High-quality materials have been installed in the house, for which the investor has complete photo documentation from the very beginning of construction through the entire phase of construction. The house is clad with a 10 cm thick styrofoam facade and high-quality carpentry, thus entering the rank of a low-energy house. Distance from the sea is 750 m. All utilities (electricity, water, sewage). All necessary facilities (shop, bus, bakery, pizzeria...) are within 50 m. Such an opportunity to buy a newly built, unused villa is a rarity on the market! I am at your disposal for information and inquiries! Contact: Filip Pandurić +385 99 337 5980 ID CODE: IS1511905

### Additional contact info

Reference Number: 669424  
Agency ref id: IS1511905