

## EKOLOŠKA LJEPOTICA U MIRNOM I PRAKTIČNOM MJESTU, 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  
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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:	EKOLOŠKA LJEPOTICA U MIRNOM I PRAKTIČNOM MJESTU
Property for:	Sale
House type:	detached
Property area:	320 m <sup>2</sup>
Lot Size:	874 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	3
Price:	623,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2010
Last renovation:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Description

Description: Dream Offer for Comfort, Luxury, and Eco-consciousness Enthusiasts! This beautiful 320m<sup>2</sup> house is situated in a peaceful environment not far from Barban. The ground floor charms with its relaxing sauna and jacuzzi, two spacious

bedrooms with private bathrooms, a guest toilet, and a living room, kitchen, and dining area merging into a unique open space concept. It leads to a delightful outdoor summer kitchen. Through the rear entrance of the house, you'll encounter a special room transformed into a playroom, the perfect place for entertainment. On the first floor, there's another spacious bedroom with its own bathroom and additional space for socializing that leads to a beautiful terrace. The terrace offers a breathtaking panoramic view, perfect for enjoying moments of peace and the beauty of the surroundings. This property meets the highest ecological standards, aided by high-quality 3-layer PVC windows that provide excellent insulation, resulting in an A+ energy certificate. Additionally, the house has its solar power plant, significantly reducing electricity costs, making it an environmentally friendly and cost-effective option. Heating and cooling are provided through air conditioning units and underfloor heating distributed on the ground floor, bedrooms, and living areas. Furthermore, the outdoor space delights with a summer kitchen equipped with a barbecue, a children's playground, and a stunning heated 34m<sup>2</sup> pool that maintains a pleasant temperature of 23 degrees. As an added bonus, the house is equipped with an electric vehicle charger, allowing owners of electric cars to charge their vehicles at home. The house is located in an exceptionally practical location - 10 km from the coast, 25 km from Rovinj, and 20 km from Pula and the airport. This position allows for an ideal balance between proximity to important destinations and comfortable tranquility, providing sufficient distance for relaxation and privacy while enabling accessibility to major attractions and cities in the vicinity. This property represents an extraordinary opportunity to invest in comfort, luxury, and ecological awareness. Stay ahead of the curve and secure your place in this enchanting oasis. Proper 1/1 ownership! For personalized assistance and tours, please contact: Michael Radola Licensed Agent +385915753640 michael.radola@dogma-nekretnine.com ID CODE: IS1510773

## Additional contact info

Reference Number: 671630  
Agency ref id: IS1510773