

Kvalitetna prizemnica u zelenoj oazi!, Vodnjan, House



Seller Info

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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:	Kvalitetna prizemnica u zelenoj oazi!
Property for:	Sale
House type:	detached
Property area:	121 m ²
Lot Size:	1273 m ²
Bedrooms:	3
Bathrooms:	3
Price:	593,000.00 €
Updated:	Oct 29, 2024

Condition

Built:	2023
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Location

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



Permits

Building permit:	yes
Ownership certificate:	yes

Description

Description: Galižana (Italian: Gallesano), a settlement north of Pula, which has a rich historical heritage, as evidenced by numerous archaeological finds from the Roman era, which are stored in the Archaeological Museum of Istria in Pula. The settlement has historical and urban continuity. The proximity of Pula and Vodnjan make Galižana the choice of young families who want to take advantage of the benefits of a natural and peaceful environment, while still not giving up urban amenities. Galižana is also visited by many tourists who, in addition to the historical heritage, can enjoy gastronomic delicacies and the proximity to the sea. Precisely in Galižana, we present this extremely high-quality one-story house with a surface area of 121 m². It is located on a spacious plot of 1200m² surrounded by 50-year-old olive trees that provide you with all possible intimacy. In addition to the quality of construction, this exceptional one-story house will knock you off

your feet with the practical layout of the rooms. From the covered entrance you come to the inner entrance vestibule. There is also a bathroom for added convenience for family and guests. From the hall you enter a spacious open space dining room with kitchen and living room, and for complete enjoyment, a large sliding wall will bring a part of nature into your living room. There are also two bedrooms with their own bathrooms. The ground floor is in the final stage of construction, and is being sold completely finished. Main features of the house: CONSTRUCTION -reinforced concrete foundations - basic reinforced plate, foil w3 (papa) - masonry: reinforced concrete construction / Unitherm z bricks, anti-seismic columns - pitched roof: infills and beams, reinforced concrete slab connected to anti-seismic columns and foundations, insulation on the roof made of styrofoam and styrodur in total 16 cm, covered with 3 coats of glue and mesh, foil w4 (papa), tile. -brick partition walls -floor: electricity and water installations installed on the floor, covered with 10 cm Styrofoam and Styrodur insulation and 10 cm concrete ISOLATION -combination of Styrofoam and Styrodur: floor 10cm, roof 16cm, walls 5cm - foil w3 and w4 JOINERY - two-layer PVC carpentry filled with colored argon (wood imitation), large sliding glass wall in living room/dining room, Maco Italian fittings, top quality joinery, German brand of metal handles (handles for front doors and semi-olive for windows) color - gold / stainless steel, aluminum blinds (only in rooms) brown, mosquito nets on all windows, bathroom windows fogged windows, anti-reflective glass on all windows. INTERIOR - top quality Italian tiles (Tuscania Ceramiche) in large format (floors 90x90, bathrooms 60x120, terraces 45x60) - supply pipes ALUPEX insulated - suspended ceilings with plasterboards SANITARY SERVICES -shower set: mixer/handle and overhead shower marche PAFFONI model Belinda - Paffoni Belinda faucet - Geberit Variform above-grade round sink (each bathroom in the rooms has 2 sinks, the third bathroom has one sink). - Geberit wall-mounted toilet bowl -Geberit built-in duofix water boiler, sigma 20 button -shower channel voxort duo inox -glass rock voxort -walk in shower - boilers Ariston 50l HEATING AND COOLING - air conditioning in all rooms -wood stove of 7kwh This property offers the opportunity to enjoy a beautiful garden with olive trees that provides privacy and silence, while at the same time providing you with easy access to all the necessary amenities nearby. If you want to own this exceptional property that offers quality, comfort and closeness to nature, contact us with confidence for more information or to arrange a tour at: MARGARETA UKOTIĆ Licensed agent +385 98 160 3826 +385 98 725 006 margareta.ukotic@dogma-nekretnine.com ID CODE: IS1509855

Additional contact info

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