

Vodnjan, Istra- moderna vila 114m2 s bazenom, Vodnjan, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Vodnjan, Istra- moderna vila 114m2 s bazenom
Property for:	Sale
House type:	detached
Property area:	114 m ²
Lot Size:	350 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	495,000.00 €
Updated:	Nov 20, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	A+
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Parking

Number of parking	2
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spaces:

Description

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Vodnjan, a town in southwestern Istria, 11 km north of Pula. In the past, Vodnjan was an important urban center and today it is a destination for lovers of art and culture. Walking through the old part of the city, you can see numerous buildings belonging to different historical periods: Gothic, Renaissance and Baroque. The museum is located in a palace built in 1300. The church of St. is particularly interesting. Blaža, whose bell tower is the highest in Istria (62 m). In the church there are preserved mummified bodies of saints and relics. The city is expanding urbanistically and covers the periphery without harming the profile of the urban settlement. The area of the city of Vodnjan includes four settlements: Galižana, Gajana, Peroj and Vodnjan Kaiser Immobilien presents you a modern villa of 114 m² with a garden of 350 m² and a large swimming pool, located in an excellent location. The villa covers the ground floor of 59.50 m² and the first floor of 53.80 m². On the ground floor there is a corridor of 6.77 m² that leads to a separate toilet, as well as to a spacious, bright kitchen, dining room and open-plan living room, total area 25.01 m², with access to a covered terrace of 11.36 m² and a swimming pool measuring 4x8 m. From the corridor, you can reach the first bedroom of 13.78 m² with quality oak parquet floors, equipped with its own bathroom and exit to the outdoor terrace. The 4.37 m² staircase leads to the first floor, where the 9.51 m² corridor gives access to three rooms. A room of 1.52 m² can be used as a laundry room, with already prepared connections for a washing machine. On the first floor there are two additional bedrooms of 12.26 m² and 13.95 m² and a modern bathroom with shower and toilet of 5.16 m². The 13.95 m² bedroom has access to a covered terrace, the 16.89 m² with an additional uncovered area of 6.63 m², with a view of the sea in the distance, while the 12.26 m² bedroom opens onto a 2.60 m balcony. m², also with a sea view. The special features of this villa include an excellent location near all important facilities, quality construction, a large swimming pool, security doors, PVC carpentry with three-layer glass and mosquito nets, and electric blinds. Heating is provided by a heat pump, and each room has air conditioning. Electric underfloor heating is installed in the bathrooms and living room, where it is also possible to connect a stove or fireplace. The south-west orientation of the villa ensures a lot of natural light, while the bedrooms are covered with oak parquet, and the other rooms with ceramics. The villa is equipped with an intercom, satellite television, ADSL, optical Internet, and air conditioning in all rooms. It is particularly important to note that the villa is purchased directly from the investor, which allows exemption from the 3% real estate transfer tax, making this property an additional favorable investment. There is also the possibility of furnishing the villa according to one's own wishes for an additional charge, and examples of furnishing are shown in the photos. Proximity to amenities: Vodnjan, center- 400 m Pula, Center- 11 km Restaurant- 1 km Cafe- 6 m Shop- 50 m Gym: 5 m Elementary school: 300 m Gas station: 100 m Pharmacy: 250 m Beach- 5.5 km Sights - 500 m Distance between major cities: Vodnjan - Ljubljana: 190 km Vodnjan - Vienna: 560 km Vodnjan - Budapest: 595

km Vodnjan - Prague: 841 km Vodnjan - Munich: 594 km Vodnjan - Zagreb: 254 km Agency commission for the buyer is 3% + VAT and is paid in the case of real estate purchase, at the conclusion of the first legal deed. ID-CODE: 127-033 If you want to visit the property in person, please contact: Jennifer Hofmann E-mail: jennifer@kaiser-immobilien.hr Phone: +385-91-515-0887 <http://kaiser-immobilien.hr/> ID CODE: 127-033

Additional contact info

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