

## Istra, Bale - nova kuća u centru Bala, Bale, House



### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekretnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	Istra, Bale - nova kuća u centru Bala
Property for:	Sale
House type:	detached
Property area:	78 m <sup>2</sup>
Lot Size:	232 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	535,000.00 €
Updated:	Nov 29, 2024

## Condition

Built:	2024
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## Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Bale
City area:	Bale
ZIP code:	52211



## Additional information

Energy efficiency:	A+
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## Description

Description: Detached single-storey house newly built in 2024, located in the center of Bale on a one-way street with no traffic. The house is in a quiet neighborhood, surrounded by a garden and greenery. It is surrounded by a wall that provides privacy. The living space consists of a bright and airy open space living room connected to the dining room and kitchen, and two bedrooms, a bathroom and two internal storage rooms. The kitchen is custom-built with ambient lighting and brand new top-of-the-line appliances under warranty (Heier refrigerator with freezer, Bosch standard-size washing machine, Heier pyrolysis oven, built-in hood). The kitchen upper units are on two levels, which allows for additional storage. The living room is bright and spacious, equipped with a designer leather sofa with movable backrests, a wooden designer coffee table and a new Samsung TV. Both bedrooms are equipped with a queen-size bed with a storage compartment with new mattresses and custom-made built-in wardrobes. The bathroom is of modern design, with a Hansgrohe faucet and shower. The bathtub is designer and specially treated to be non-slip. The house has two separate internal storage rooms. One storage room contains a Bosch boiler and underfloor heating system and a Heier washing machine (new appliances with warranty). The second storage room is located next to the kitchen and bathroom and was planned to be used as an

additional storage room. The internal space is connected to the external covered terrace at the same level, using a 4-meter glass wall. The glass wall is aluminum, lift-sliding, which makes it easy to open. The terrace offers a view of the traditional Istrian stone house and greenery, as well as the old town. The terrace is spacious, 22m<sup>2</sup> in size, at garden level. It is covered with stone and covered with a roof, which allows the outdoor space to be used in all conditions. It is equipped with a designer table and six outdoor chairs. The terrace is connected to the summer kitchen by a stone path. The summer kitchen consists of a built-in stone slab measuring 3 meters, lighting, a large Klarstein electric grill, an external sink and storage. There is also an outdoor shower with a 30l water tank. The outdoor area consists of a garden with planted young grass and an automatic irrigation system (lifting sprinklers). 30 young cypresses were planted along the fence to make the fence a natural green area and ambient solar lighting was installed along its entire length. The equipment includes a Bosch lawnmower, Kercher miniwash, an extension cord for electricity and a water hose. The house was not built for sale but as a family house intended for living in summer and winter, so the highest quality materials were used during construction and decoration. Underfloor heating was installed throughout the interior, whose latest generation thermostat allows the connection of a mobile control device. Two Mitsubishi A++ air conditioners were installed for heating and cooling the space. All windows are PVC Deceuninck profiles, with built-in lifting mosquito nets and movable aluminum shutters. Full stone erts are installed around each window, and the roof tiles are three-colored to give the house a traditional Istrian style. Sensor-activated outdoor lighting has been installed around the house. The house has a bio-purifier and is prepared for connection to the sewage system in case it is installed in Bale in the future. The upper deck was made during construction to withstand the raising of the floor. It currently has an attic opening so that the upper space can be used as storage. The interior design uses oak wooden floors and Marazzi tiles. The living area is 60m<sup>2</sup>, the terrace is 22m<sup>2</sup> and the garden is 130m<sup>2</sup>, making it ideal for easy and quick maintenance of the outdoor and indoor space. Given the proximity to the center, the advantage is that it has its own garden and two paved parking spaces. Additional information: - old town 100m - distance from the sea 6km - free train from the center of Bale to the first beach - proximity to children's park 50m - distance from Rovinj 10km, from Vodnjan 9km - immediate proximity to restaurants, cafes, shops, butchers, post office, bakery, pastry shop, pharmacy ID CODE: 3-69164

## Additional contact info

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