

## ISTRA, VIŽINADA - RENOVIRANA ISTARSKA KAMENA KUĆA!

### Vižinada, Σπίτι



#### Πληροφορίες Πωλητή

Όνομα: Smart Invest Immobilien

Ηλεκτρονικό info@smart-invest.hr

Ταχυδρομείο:

Όνομα: Smart

Επώνυμο: Invest Immobilien

Όνομα Smart Invest Immobilien

Εταιρίας:

Service Type: Selling and renting

Ιστοχώρος: <http://www.smart-invest.hr/>

Χώρα: Croatia

Region: Primorsko-goranska županija

City: Opatija

City area: Opatija

Ταχυδρομικός 51410

Κώδικας:

Διεύθυνση: Ive Kirigina 1

Mobile: 099/320-0008

Σχετικά με  
εμάς: Founded and owned by luxury  
real estate broker Milan

Mandić, Smart Invest

Properties is a top-producing

luxury real estate agency in

Europe - Croatia – Riviera of

Opatija offering clients

white-glove treatment,

innovative marketing strategies,

integrity and overall

professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his

extensive, unparalleled  
expertise in the Croatia –  
Riviera of Opatija and Istria  
real estate market.

Smart Invest Properties serves  
clients throughout Riviera of  
Opatija, town Rijeka, Istria and  
Island Krk prime residential  
areas including Opatija, Lovran,  
Volosko, Rijeka, Istria, Island  
Krk and is working on some  
other parts of Croatia like main  
town Zagreb and Dalmatia  
together with their partners  
agency.

In addition to serving the  
Riviera of Opatija real estate  
market, Smart Invest Properties  
strongly believes that giving  
back to the community is  
extremely important.

Smart Invest Properties – Real  
estate agency participate in  
many local and international  
Real estate Fairs ( Rexpo show  
– Zagreb - Croatia,  
International Moscow Property  
Show - Russia, International  
Property Show – London – UK,  
LPS Shangai Luxury Property  
Show - China, Munchen  
Property Show - Germany,  
MIPIM World property market  
Show Cannes, etc.)

Reg No.: 110/2010

## Στοιχεία καταχώρησης

### Κοινά

|                    |  |
|--------------------|--|
| Τίτλος:            | ISTRA, VIŽINADA - RENOVIRANA ISTARSKA KAMENA KUĆA! |
| Ιδιοκτησία για:    | Πώληση   |
| Τύπος Σπίτι:       | μονοκατοικία                                       |
| Τετραγωνικά Πόδια: | 80 m <sup>2</sup>                                  |

|                   |                   |
|-------------------|-------------------|
| Μέγεθος Πάρκινγκ: | 20 m <sup>2</sup> |
| Υπνοδωμάτια:      | 3                 |
| Μπάνια:           | 1                 |
| Τιμή:             | 235,000.00 €      |
| Δημοσιεύτηκε:     | 15.08.2024        |

## Κατάσταση

Τελευταία ανακαίνιση: 2023

## Τοποθεσία

|                    |                   |
|--------------------|-------------------|
| Χώρα:              | Croatia           |
| Κράτος / Περιοχή / | Istarska županija |
| Επαρχία:           |                   |
| Πόλη:              | Vižinada          |
| Περιοχή Πόλη:      | Vižinada          |
| Poštanski broj:    | 52447             |

## Άδειες

|                   |     |
|-------------------|-----|
| Οικοδομική άδεια: | όχι |
| πιστοποιητικό     | όχι |
| ιδιοκτησίας:      |     |



## Πρόσθετες πληροφορίες

Ενεργειακής απόδοσης: Στο πλαίσιο της προετοιμασίας

## Περιγραφή

Πρόσθετες πληροφορίες: VIŽINADA, renovirana istarska kamena kuća. Na zapadnom dijelu istarskog poluotoka, u okolici Poreča, Višnjana i Vižinade, na prodaju je vrhunski kompletno renovirana autohtona istarska kamena kuća. Na mirnoj lokaciji, u okruženju pitoresknog istarskog sela, maslinika i vinograda a samo 16 km udaljenoj od mora, ova nekretnina pruža idealne uvjete za odmor, stanovanje ili turističko iznajmljivanje. Poznata biciklistička staza ( Parenzana), mnogobrojne konobe, poznate vinarije i proizvođači maslinovog ulja, prekrasni krajolici te blizina slovenske granice i naravno, poznatih turističkih centara na moru, svakako jamče interes na turističkom tržištu. Kuća je kompletno renovirana 2023. godine - krov, struja, voda, sve na novo, stare grede pjeskarene, kamen očišćen izvana i iznutra, škure stare pjeskarene. Kuća ima uporabnu dozvolu. Kompletno je namještena i opremljena te spremna za najam - kategorizirana je sa 4\* te budućim vlasnicima može odmah početi vraćati uloženo. Sastoji se od tri etaže; na prizemlju se nalaze kuhinja i blagovaonski dio, te kupaonica. Na prvoj etaži je spavaća soba (može biti i dnevna) a na drugoj etaži je još jedna spavaća soba. Svaka etaža ima svoj klima uređaj - grijanje/hlađenje. Iako mala, djelomično

natkrivena terasa ispred kuće, dovoljna je za jutarnje ispijanje kave ili večernje čaše vina. Kuća odnosno okućnica idealne su za nekoga tko ne voli kositi :) Za parking osigurana su mjesta za dva vozila pored kuće. Također postoji opcija kupnje cca 400 m2 zemljišta u blizini gdje se može staviti vrtna kućica, imati vrt i sl. Vlasništvo uredno 1/1. Za više informacija i razgled nazovite +385/99/320-0011 ID KOD AGENCIJE: 15025

## Πρόσθετες πληροφορίες επαφής

Εσωτερικός αριθμός 633260  
αναφοράς:  
Agency ref id: 15025  
ΤΗΛΕΦΩΝΟ +385/(0)99/320-0011  
ΕΠΙΚΟΙΝΩΝΙΑΣ: