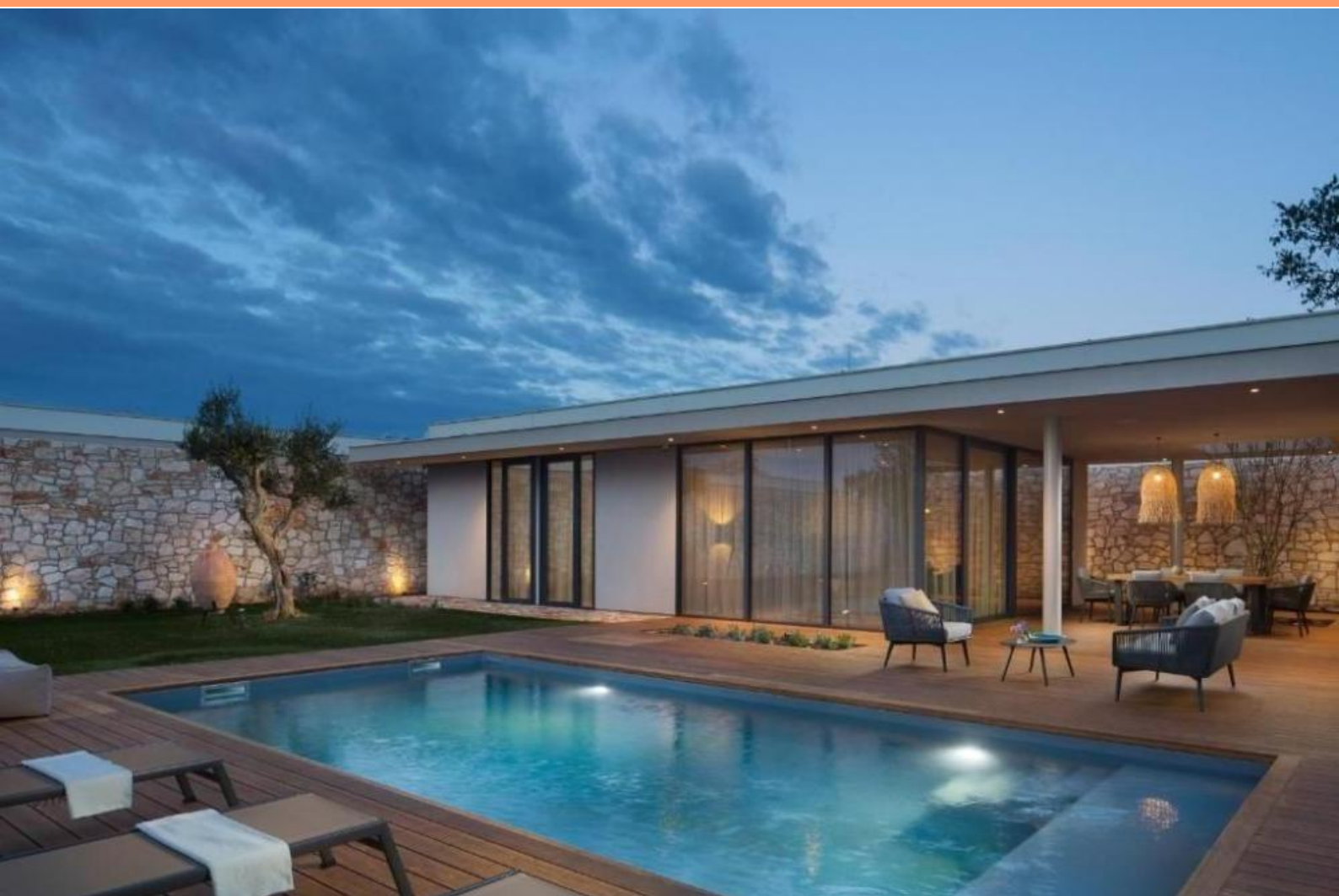


Villa

Vodnjan, Istria



Ref	RE-U-22939
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	140 sqm
Plot size	820 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 770 000

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Villa

Vodnjan, Istria



Elegant modern villa in Vodnjan, 10 km from the sea.

Total area is 140 sq.m. Land plot is 820 sq.m.

Villa was completed in 2022.

In the area for everyday life, there is a spacious living room, dining room and modern equipped kitchen, which form one compact "open space" area of the villa, which is enriched with sunlight through large glass walls, and through which there is a view of the landscaped and maintained garden with swimming pool. Direct communication from the living room is connected to a larger outdoor covered terrace of 50.17 m², on which, in addition to a sitting area with a table, there is also an equipped summer kitchen. The private and sleeping part of the villa, separated by a corridor, hides two larger bedrooms decorated in harmony with the rest of the villa, and each of them has its own communication with the garden and the swimming pool.

Likewise, in the private space there is a larger comfortable bathroom with a "walk in" shower and a sauna in a separate part of the bathroom.

Separated from the villa is an auxiliary facility consisting of a technical room, which is also used as a storage room for all the necessities of maintaining the pool and garden, as well as a separate outdoor wc.

The exterior and interior design are coordinated down to the smallest detail. The villa's grounds are fused with nature, and with its 820m² plot, it represents an ideal opportunity to escape from the fast-paced city lifestyle, while at night it offers a special atmosphere with smart lighting. There is also a larger swimming pool in the garden, as well as an area for rest and relaxation. There is also covered parking for 2 to 3 cars.

Additional information:

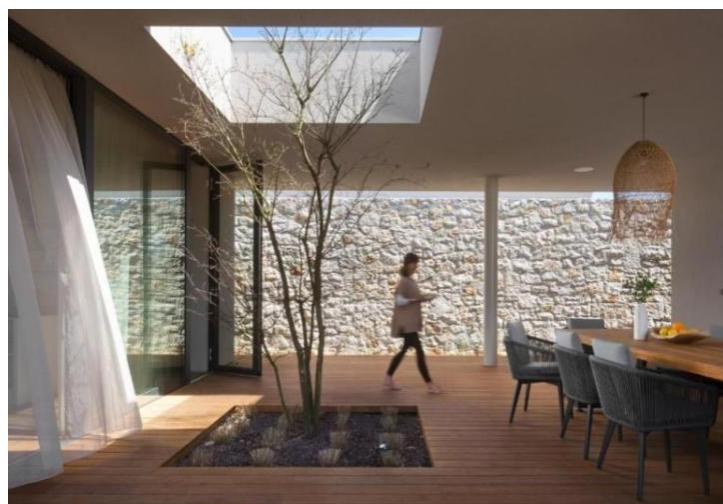
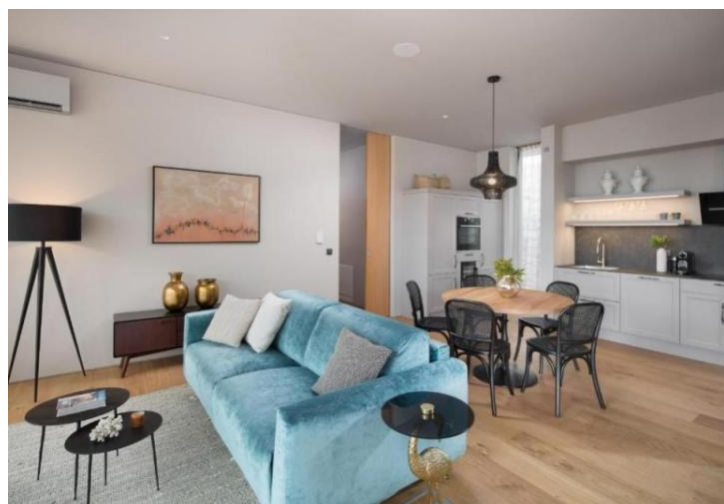
- The villas are equipped with smart air conditioners for cooling and heating in all rooms
- Electric underfloor heating was also installed
- Ownership is clean

Note: The property is in the VAT system until 04/04/2023, the stated price is without VAT

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

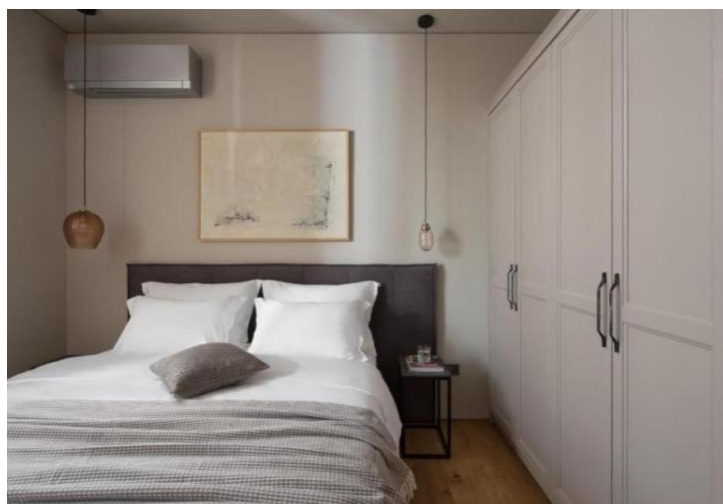
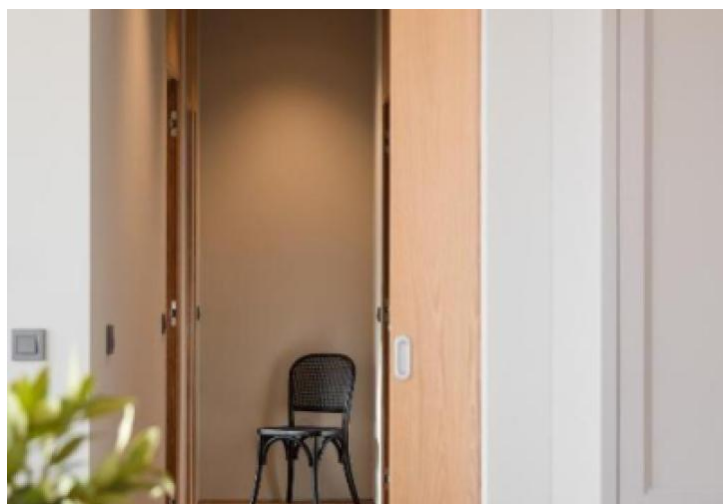
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