

Villa

Vodnjan, Istria



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|-------------------------|---------------|
| Ref | RE-U-30458 |
| Type | Villa |
| Region | Istria > Pula |
| Location | Vodnjan |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 11500 m |
| Floorspace | 149 sqm |
| Plot size | 977 sqm |
| No. of bedrooms | 3 |
| No. of bathrooms | 4 |
| Price | € 670 000 |

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Wonderful home for your family in Vodnjan, with swimming pool!

Total area is 150 sq.m. Land plot is 977 sq.m.

Villa is already built (2022) and functioning.

New and bright like a 3D-picture!

The netto living area of the villa is 149.79 m², while the gross living space encompasses 168.09 m². With a beautiful 34 m² swimming pool and a spacious land plot of 977 m², this villa offers the perfect place to relax and enjoy the natural surroundings.

The ground floor features a functional layout including a hallway, guest bathroom, bedroom with its own bathroom, storage room, and an open-plan living room connected to the dining room and kitchen. This villa combines elegance and practicality in perfect harmony.

On the first floor, there are two spacious bedrooms, each with its own bathroom and access to a large 26.87 m² terrace with a sea view. Enjoy privacy and luxury as you relax on the terrace overlooking the garden and olive groves or refresh yourself in the beautiful pool located next to the covered terrace.

The villa is equipped with modern heating systems via electric underfloor heating and air conditioning to ensure a comfortable temperature throughout the year. Additionally, preparations for a fireplace further enhance the ambiance of comfort and luxury.

The villa is fully air-conditioned and features modern amenities such as TVs in each room, a satellite system with many channels, a modern kitchen with a large freezer, and an outdoor barbecue ideal for enjoying family gatherings. The living room also houses a fireplace that can serve as an additional heating source and adds to the comfort and luxury ambiance. The large mosaic pool, with night lights and spacious walking steps, provides refreshment during summer days, while the covered terrace and outdoor lighting create a pleasant atmosphere for evening gatherings.

This villa is categorized with 4 stars and is perfect for family stays or as an investment for tourist rentals. With a high level of equipment and the possibility of taking over the business directly with guests, this property offers potential income profitability, and clean records for all constructions ensure security and trust in the investment. With private parking for multiple vehicles with an electric gate, a large driveway, and proximity to all necessary amenities such as supermarkets, restaurants, and marinas, this villa in Vodnjan represents the perfect blend of luxury, comfort, and Mediterranean living.

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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Price per m²:
4497 €

Average price/m² of this type
in this region:
3608 €

Median price/m² of this type
in this region:
3571 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

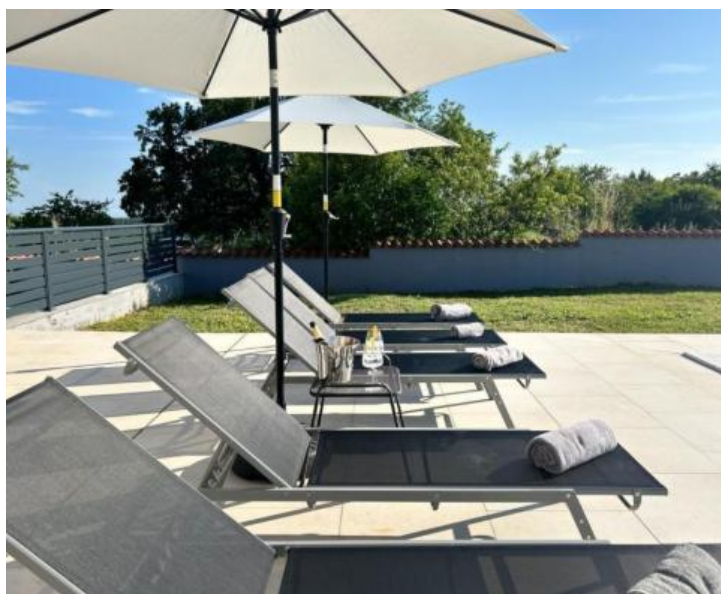
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