

Villa

Galižana, Vodnjan, Istria



Ref	RE-U-33765
Type	Villa
Region	Istria > Pula
Location	Galižana, Vodnjan
Front line	No
Sea view	Yes
Distance to sea	5000 m
Floorspace	150 sqm
Plot size	431 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

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Allow us to present to you a most modern villa, nestled in a tranquil residential quarter of Galizana, a sanctuary for those seeking both safety and comfort throughout the year.

Distance from the sea and beaches is 5 km.

This newly constructed villa, a fine example of contemporary design, boasts a total of 150 square meters of living space upon a land plot measuring 431 square meters.

The keen eye for quality is apparent in every corner, from the foundation to the sleekest detail of its modern interior.

As you step through the doors, the ground floor reveals itself in all its splendid openness. A spacious living room flows into a well-appointed kitchen and dining area, flanked by a pantry and a guest bathroom. One finds, too, a bedroom on this floor, complete with its own bathroom and direct access to the terrace and garden. Sunlight pours in through grand glass walls, beckoning one towards the garden and a covered terrace, perfect for an afternoon's repose.

Ascending the internal staircase, one is led to the upper floor, where two additional bedrooms await, each with its own private bathroom. From here, one can step out onto the grand terrace of approximately 25 square meters, affording a splendid view of the shimmering sea and the majestic Brijuni Islands beyond.

Outside, upon the landscaped and fenced garden, lies a sparkling swimming pool of 32 square meters. For those inclined towards outdoor feasts, a grill stands ready, and the youngest among your party will delight in the additional facilities provided for their amusement. The terrace is well equipped with water, electricity, and drainage, and provisions have been made for an outdoor fireplace, with the kitchen linked to the chimney, awaiting but a craftsman's touch to complete the hearth.

Safety has not been overlooked, for the villa is equipped with video surveillance and an alarm system, ensuring your peace of mind.

Dear clients, this villa stands as an ideal retreat for those seeking a family haven or a gathering place for friends. Equally, it presents a sound investment for those with an eye towards the ever-growing appeal of tourism. An opportunity such as this is not to be missed.

The price is over 600 000 eur but well below 800 000 eur.

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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Property advantages:

Swimming pool
Storage
Garden
Urbanized
Modern

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Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

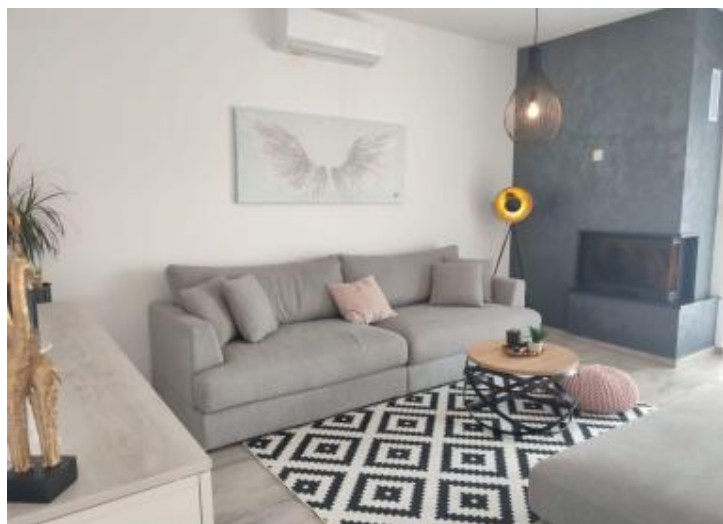
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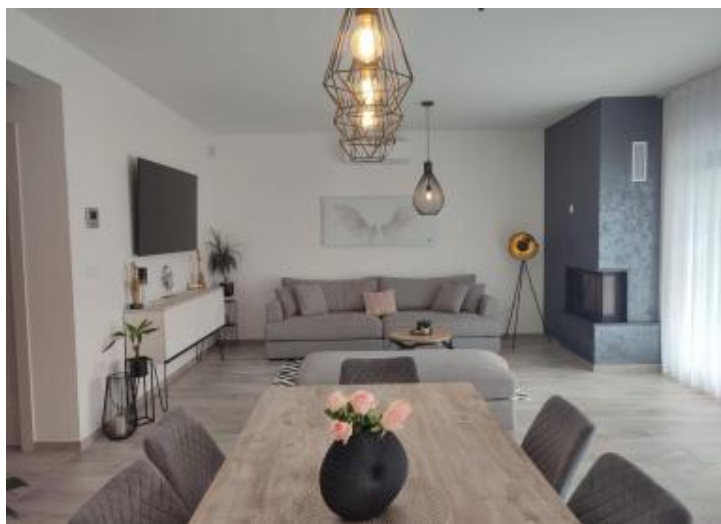
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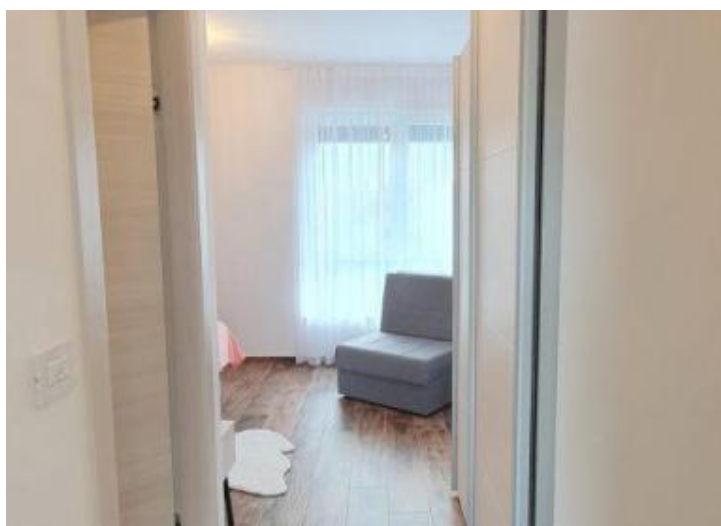
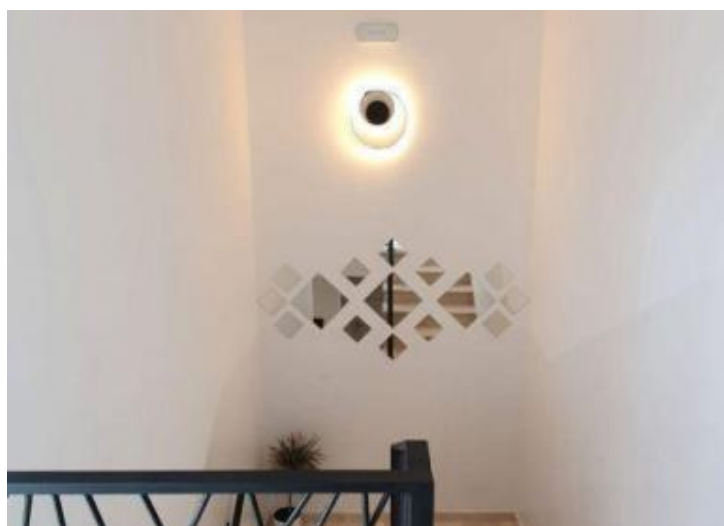
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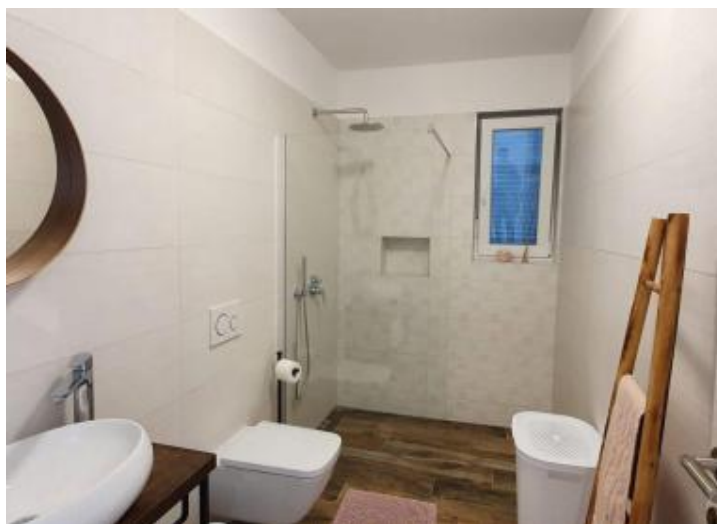
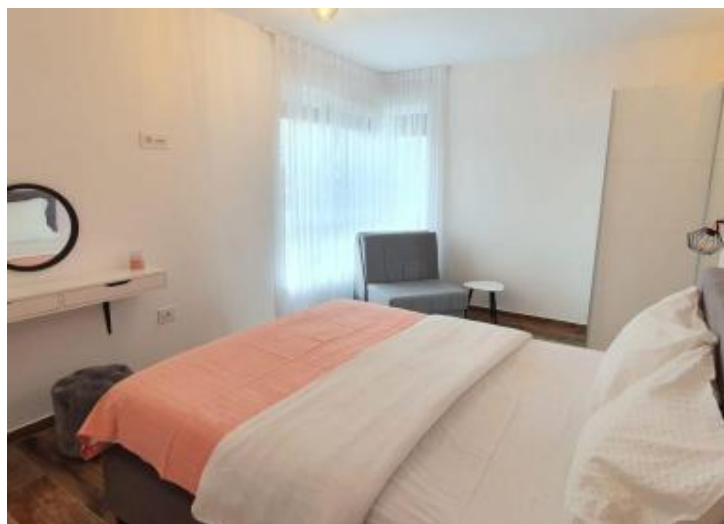
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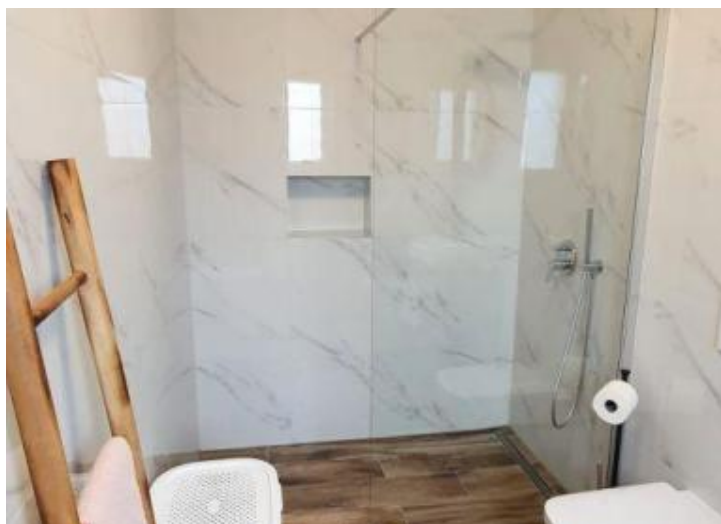
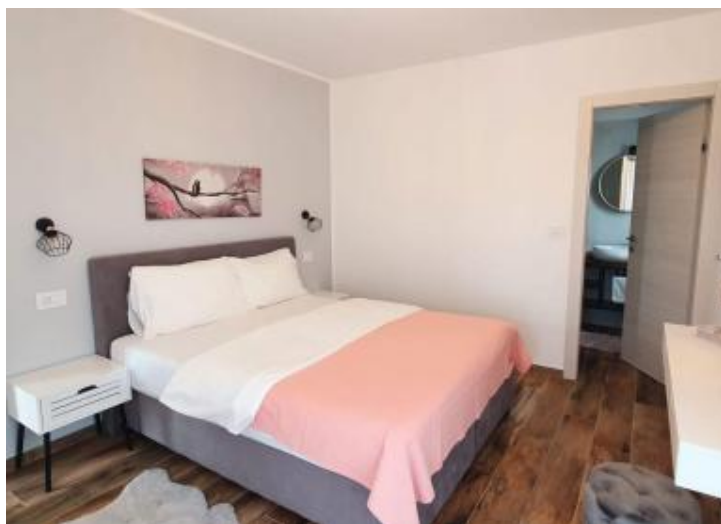
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