

Villa

Peroj, Vodnjan, Istria



Ref	RE-U-36118
Type	Villa
Region	Istria > Pula
Location	Peroj, Vodnjan
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	125 sqm
Plot size	363 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 560 000

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Villa in Peroj, Vodnjan, 1,5 km from the sea!

In an excellent location near the sea and all essential amenities for a comfortable and enjoyable lifestyle, a villa with a swimming pool is for sale.

The building spans 125m² across the ground floor and the first floor.

On the ground floor, there is an open-concept kitchen with a dining area and a living room. From the living room, you can access a covered terrace, the swimming pool, and a sun deck. Additionally, the ground floor includes a smaller bedroom and a bathroom.

The first floor features two bedrooms, each with its own bathroom. One of the bedrooms opens onto a covered terrace offering an open view.

The outdoor area covers 363m². It includes a 24m² swimming pool with a sun deck, a barbecue area, and a dining table for gatherings with family and friends.

In front of the house, there are two parking spaces.

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.

Property advantages:

Swimming pool

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Price per m²:
4.480 €

Average price/m² of this type
in this region:
3.486 €

Median price/m² of this type
in this region:
3.542 €

Average price/m² of this type
in Croatia:
4.552 €

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

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