

Villa

Bale, Istria



Ref	RE-U-36854
Type	Villa
Region	Istria > Rovinj
Location	Bale
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	145 sqm
Plot size	503 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 880 000

Modern Furnished Villa with Pool and Sauna for Sale in Istria!

Discover a stunning modern villa with a swimming pool and sauna, located near Bale, one of Istria's most charming towns. Situated on the west coast of Istria, Bale is a historic stone town perched on a hill, surrounded by lush vineyards and olive groves, just 5 km from the sea and pristine coastline. With an average of 2,400 hours of sunshine per year, this area offers an ideal Mediterranean climate for a luxurious lifestyle or investment opportunity.

This exceptional newly built villa spans a total area of 241 m², including 145 m² of interior space, a 59 m² terrace, and a 37 m² outdoor swimming pool.

The ground floor features an elegant living room, dining area, and a fully equipped kitchen, along with a guest toilet, a small technical room, and a wellness area complete with a sauna—perfect for relaxation during cooler months.

The first floor consists of a spacious hallway and two large bedrooms, each with a private en-suite bathroom. Both bedrooms have access to a 33 m² terrace, providing breathtaking views and a serene place to unwind.

The outdoor space is equally impressive, featuring a large terrace for al fresco dining, a swimming pool with a sun deck, and beautifully landscaped gardens. For year-round comfort, the villa is equipped with underfloor heating in all rooms, a heat pump, and a cozy fireplace in the living room. Two private parking spaces are included for added convenience.

This fully furnished luxury villa is being sold by a legal entity, and the price includes VAT. Thanks to its prime location near the sea and its high-end amenities, this property is an excellent investment opportunity for vacation rentals or a perfect home for those seeking a tranquil Mediterranean lifestyle.

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
- Spa
- Sauna
- Floor heating
- Modern

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Price per m²:
6.069 €

Average price/m² of this type
in this region:
4.239 €

Median price/m² of this type
in this region:
3.528 €

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

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

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ISKAZ NETO KORISNIH POVRŠINA - PRIZEMLJE

OZNAKA	PROSTOR	ZAVRŠNA OBLOGA	POVRŠINA (m ²)
1	Ulazni prostor, dnevni boravak, kuhinja i blagovaona	Microcement	53.92
2	WC	Microcement	4.43
3	Tehnička prostorija	Microcement	2.46
4	Vešeraj i kupaona	Microcement	18.30
			79.11 m²

Tlocrtna površina:	102.88 m ²
Bruto površina:	102.88 m ²

ISKAZ NETO KORISNIH POVRŠINA - 1.KAT

OZNAKA	PROSTOR	ZAVRŠNA OBLOGA	POVRŠINA (m ²)
5	Stubište i hodnik	Parket	10.96
6	Spavaća soba 1	Parket	18.20
7	Kupaona 1	Microcement	6.90
8	Spavaća soba 2	Parket	21.41
9	Kupaona 2	Microcement	6.90
10	Terasa	Microcement	32.44
			96.81 m²

Bruto površina:	88.02 m ²
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