

# House

## Galižana, Istria



<b>Ref</b>	RE-U-46053
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Galižana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	93 sqm
<b>Plot size</b>	300 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 455 555

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Embrace the authentic "piano, piano" lifestyle of Istria with this sophisticated low-energy detached house for sale in Galižana, located just 5 km from the crystal-clear Adriatic Sea. Perfectly capturing the essence of Mediterranean simplicity and modern sustainability, this 93.36 m<sup>2</sup> single-story residence offers a rare opportunity to own a home with genuine character in one of the most culturally rich micro-locations near Pula. Built in 2023, this Energy Class A+ property is designed for those who seek a slower, higher-quality pace of life without sacrificing contemporary luxury or proximity to urban amenities.

The architectural layout of this modern Istrian villa is thoughtfully divided to balance social interaction and private rest. The heart of the home is a spacious open-concept living area that integrates a modern kitchen and dining zone, flowing naturally onto a covered terrace that serves as an outdoor extension of the living room. The "night area" features three comfortable bedrooms, providing ample space for family, guests, or a dedicated home office. Every corner of this 93 m<sup>2</sup> interior reflects a commitment to functional elegance and Istrian warmth, making it a true turnkey solution as the property comes fully furnished and equipped.

Technological innovation and energy efficiency are at the core of this sustainable home. The property features comprehensive underfloor heating for consistent winter warmth and is fully prepared for air conditioning in all rooms, with one unit already operational. Highlighting its eco-conscious design, the house is equipped with built-in solar panels to ensure lower utility costs and a reduced carbon footprint. The exterior is defined by a striking multi-pitched roof and a modern silhouette that harmonizes with the traditional stone streets of Galižana. Furthermore, a professional project for a private swimming pool has already been developed, allowing for easy future upgrades to the 300 m<sup>2</sup> garden.

The outdoor space is a private sanctuary, featuring a landscaped garden, a garden house, and a dedicated barbecue area. Whether you are enjoying a morning coffee on the terrace or cultivating a small Mediterranean garden, this property offers the silence and privacy that are becoming increasingly rare on the Croatian coast. The estate also includes two private parking spaces and is connected to full city infrastructure, including waterworks, electricity, and city sewage via a modern asphalt road.

Located in Galižana, a town famous for its unique Istriot dialect, world-class olive oil, and the traditional Snail Festival, this home places you in the center of authentic Istrian heritage. You are only a few minutes' drive from the vibrant urban life of Pula and the stunning views of the Brijuni Islands National Park. With a valid building permit, usage permit, and clean 1/1 ownership, this detached new construction is perfect for a permanent family residence, a sophisticated vacation home, or a high-value investment in the Istrian real estate market. Contact our licensed agents to experience the soul of Galižana and secure your piece of the Istrian dream.

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
- Floor heating
- Garden
- Detached
- Urbanized
- Building permit
- Modern

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Price per m<sup>2</sup>:  
4.898 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.853 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.647 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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