

# Villa

Galižana, Istria



<b>Ref</b>	RE-U-47182
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Galižana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7000 m
<b>Floorspace</b>	161 sqm
<b>Plot size</b>	748 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 650 000

# Villa

## Galižana, Istria



This modern newly built villa in the picturesque Galižana area near Vodnjan offers a sophisticated living experience, perfectly balancing the tranquility of the Istrian countryside with close proximity to the Adriatic coast.

Located just 7 km from the sea, this 161-square-meter residence is situated on a 748-square-meter plot at the very edge of a charming village, ensuring maximum privacy and unobstructed views of the surrounding greenery.

The architectural design reflects a seamless synergy between contemporary lines and the natural landscape. The functional two-story layout features a ground floor dedicated to social living, with an expansive open-concept area combining a modern kitchen, dining space, and a bright living room that opens directly onto a spacious covered terrace. This level also includes a stylish bathroom, an entrance hall, and practical technical rooms. The upper floor is designed for ultimate comfort, housing three elegant bedrooms, each with its own private en-suite bathroom and access to a covered terrace.

The exterior is a masterclass in Mediterranean landscaping, featuring a fully fenced and horticulturally arranged garden that provides a secure and peaceful environment. The centerpiece of the yard is a stunning swimming pool with a dedicated sunbathing area, creating a harmonious space for relaxation and outdoor entertaining.

Strategically located between the historic town of Vodnjan and the dynamic coastal hubs of Istria, this property offers an authentic experience of local life without compromising on modern luxury. Built to the highest quality standards, this villa represents an ideal opportunity for 2026 buyers seeking a high-end family home or a premium investment in the thriving Croatian vacation rental market.

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
- Garden
- Modern

# Villa

## Galižana, Istria



Price per m<sup>2</sup>:  
4.037 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.486 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

# Villa

Galižana, Istria

