

Villa

Fazana, Istria



Ref	RE-AB-V-102
Type	Villa
Region	Istria > Pula
Location	Fazana
Front line	Yes
Sea view	Yes
Distance to sea	150 m
Floorspace	680 sqm
Plot size	1920 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 5 900 000

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Beautiful new modern villa in Fazana area just 150 meters from the sea across the green zone. First construction line to the sea. Amazing sea views are opening from the upper floors.

Total surface of villa 680 sq.m. brutto, and 578 sq.m. netto.

Land plot is 1920 sq.m. including 920 sq.m. of building land + 1000 sq.m. of agricultural land in front of the villa.

This villa of outstanding architecture is just completed in Autumn 2020 and has three levels:

Lower level offers technical premises, garage 32 sq.m., guest wc, storage, konoba/tavern for guests receptions with chimney, sauna, wellness area with jacuzzi, vinoteka.

Medium level has hall, bedroom, bathroom, large walk-in wardrobe, guest wc, salon, half-separate kitchen, loggia.

Upper level offers hall, three bedrooms with bathrooms en-suite, spacious walk-in wardrobe, terraces. Spacious parking for 2 cars.

This new impressive villa benefits:

- outdoor swimming pool
- internal jacuzzi
- sauna
- konoba/tavern
- vinoteka
- indoor fireplace
- amazing panoramic glazing
- floor heating, AC
- garage for 2 cars + outdoor parkings
- huge land plot of 1920 sq.m. rare for Croatian first line villas

Interior design can still be done as per your wishes.

There is a second newly built modern villa next door. This can be ideal solution for 2 friends or 2 brothers. Perfect location just a few km from Pula centre and cca 10 km from international airport of Pula.

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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Price per m²:
8676 €

Average price/m² of this type
in this region:
6547 €

Median price/m² of this type
in this region:
7394 €

Average price/m² of this type
in Croatia:
8782 €

Median price/m² of this type
in Croatia:
6958 €

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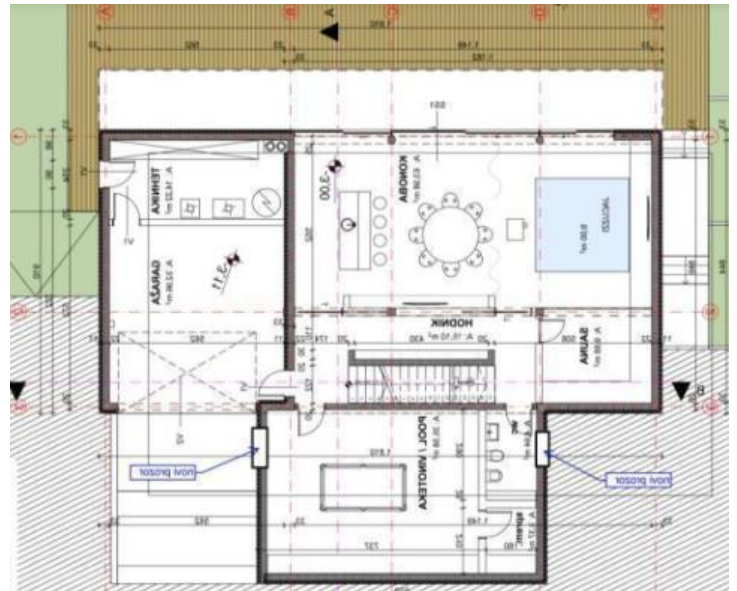
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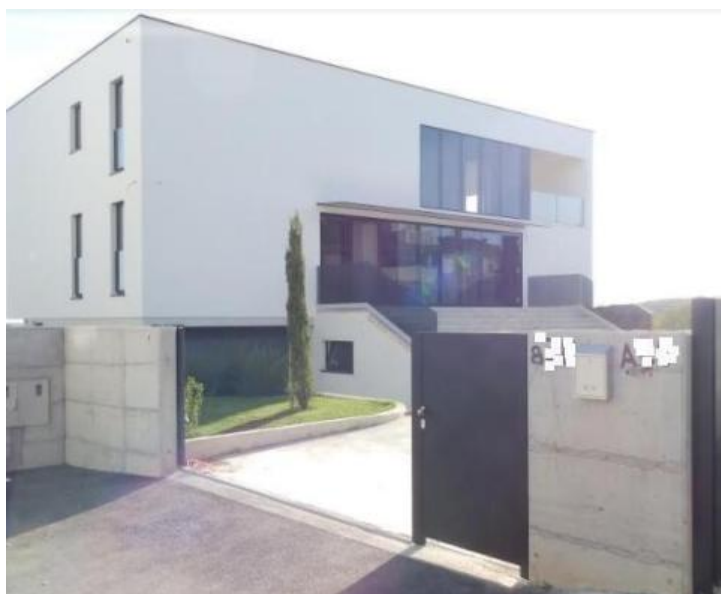
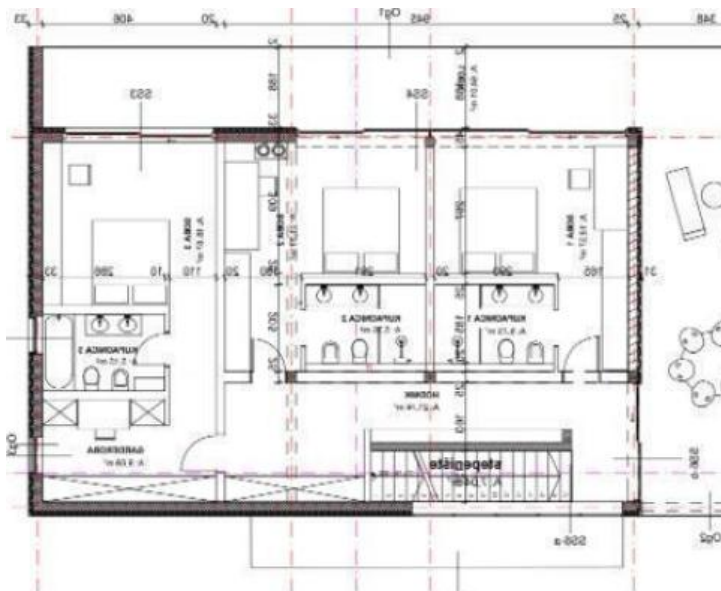
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