

# Villa

Vodnjan, Istria



<b>Ref</b>	RE-U-15119
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Vodnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	195 sqm
<b>Plot size</b>	601 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 690 000

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Modern villa at the final stage of construction, with swimming pool, surrounded by nature in Vodnjan area! Total living space is 195 m<sup>2</sup> and garden is 601 m<sup>2</sup>.

The covered entrance to the first floor leads to one bedroom, an "open-space" kitchen, a dining room and a salon from which there is access to the outdoor covered terrace and swimming pool, as well as a storage room and an engine room. The internal stairs lead to the upper floor.

On the upper floor there are two more bedrooms, a bathroom with a toilet and a large covered shared terrace with a wonderful view of the greenery.

On a land plot of 601 m<sup>2</sup> in total, we can find a swimming pool of 32 m<sup>2</sup>, as well as an auxiliary building of 18 m<sup>2</sup> in which we find a sauna, a jacuzzi and a shower-tub.

The villa is equipped with underfloor heating, a heat pump and 4 air conditioners. It is in the final phase and the planned completion of the works is by the end of 2022 or beginning of 2023.

The price for a fully equipped and furnished villa is €690,000, but it is also possible to buy it in the current construction phase.

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

Storage

Spa

Sauna

Floor heating

Garden

Modern

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Price per m<sup>2</sup>:  
3.538 €

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 €

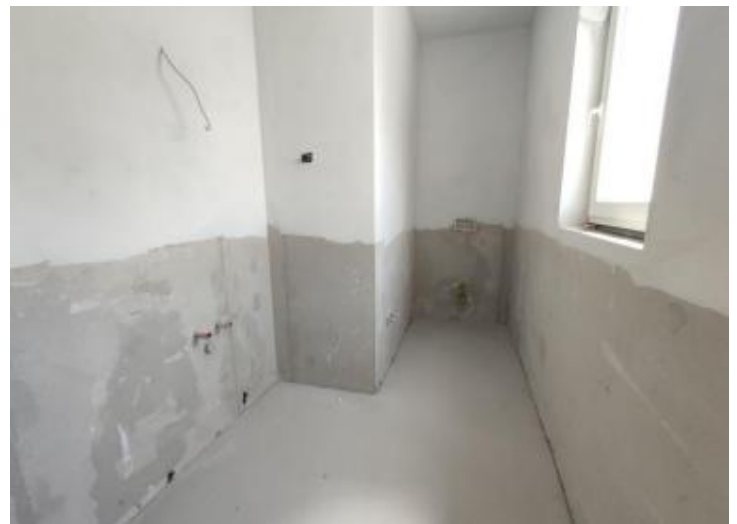
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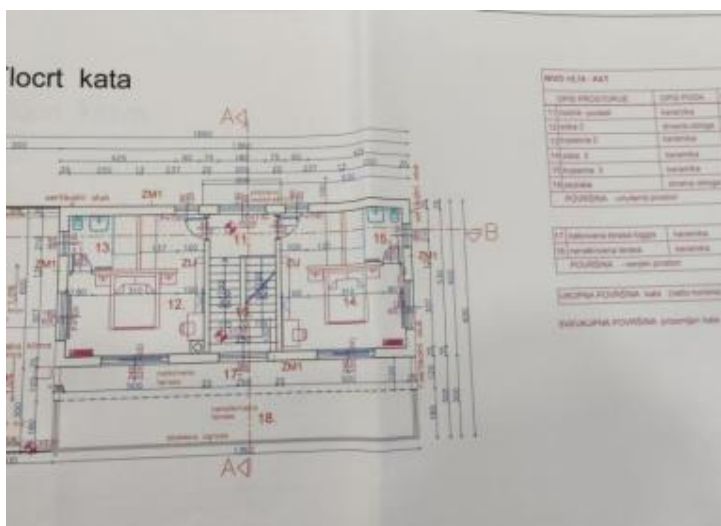
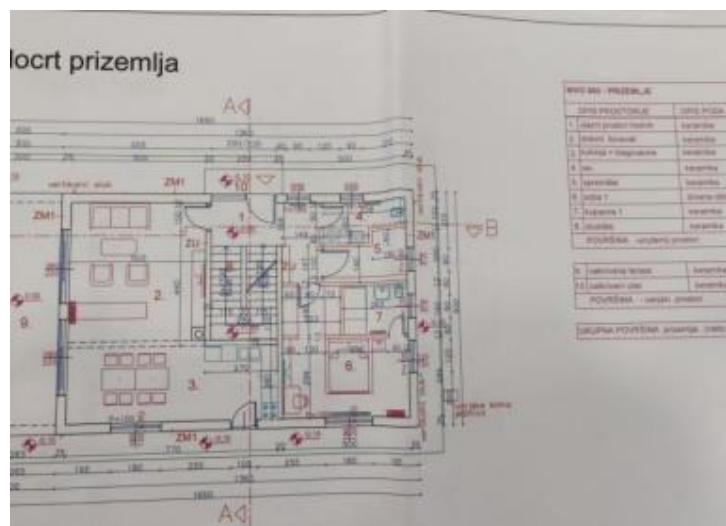
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