

# Villa

Galižana, Vodnjan, Istria



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-U-16621        |
| <b>Type</b>            | Villa             |
| <b>Region</b>          | Istria > Pula     |
| <b>Location</b>        | Galižana, Vodnjan |
| <b>Sea view</b>        | Yes               |
| <b>Distance to sea</b> | 4500 m            |
| <b>Floorspace</b>      | 225 sqm           |
| <b>Plot size</b>       | 1009 sqm          |
| <b>No. of bedrooms</b> | 3                 |

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## Galižana, Vodnjan, Istria



**No. of bathrooms**

3

**Price**

Price upon request

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Stone villa with a sea view!

Thanks to a rich history whose traces can be found since ancient times, a very suitable climate, and exceptional natural beauty united in a unique combination of the green interior and the blue-blue coast of the Adriatic Sea, Vodnjan and its surroundings will delight you with its charm and cultural heritage, as well as a diverse range of activities.

We offer a stone villa with a unique view of the sea and olive groves! Located in a smaller and quiet residential area, it offers everything you need for a safe stay throughout the year. It is a modern, rustic and newly built villa with a total of 225m<sup>2</sup> of living space located on a plot of 1009m<sup>2</sup>.

Quality approach to construction and modern rustic design extends through all rooms of the villa. Thus, the fully open ground floor has a living room with a kitchen and a dining room, one guest bathroom and one bedroom with its own bathroom, which currently serves as a reading room. The space is unhindered by daylight with the help of large glass walls, through which there is also an exit to the garden and a larger covered terrace. The internal staircase provides easy access to the upper floor, where there are two more bedrooms, each of which has its own bathroom, and one additionally has a walk-in closet. From the upper terrace there is a wonderful view of the sea and the Brijuni archipelago.

An internal staircase leads all the way to the basement of the house, where there are two additional rooms that are planned to be used as a sauna and a gym.

A 40m<sup>2</sup> swimming pool and a sundeck, a fireplace and an outdoor covered kitchen and terrace, as well as parking for several vehicles, are located on the large and well-kept garden.

Additional information:

- gas underfloor heating on the ground floor
- gas central heating upstairs and in the basement
- built-in air conditioners in all rooms
- there is enough space in the yard to store a speedboat

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
- Gym
- Sauna
- Floor heating

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Garden  
Urbanized  
Stone house  
Modern

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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:  
4.548 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.949 €

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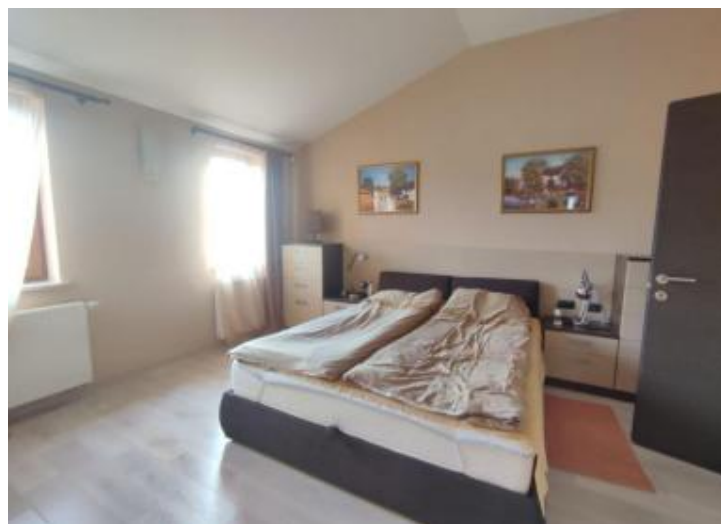
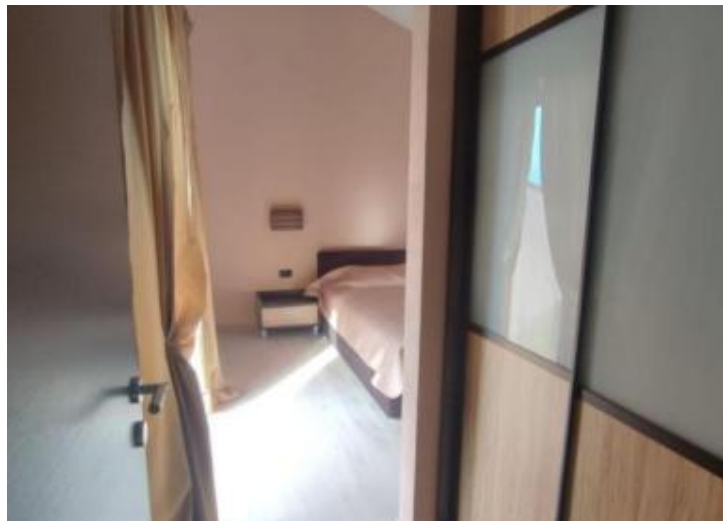
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