

Villa

Vodnjan, Istria



Ref	RE-U-16585
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Sea view	Yes
Distance to sea	5000 m
Floorspace	150 sqm
Plot size	431 sqm
No. of bedrooms	3

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No. of bathrooms

3

Price

€ 676 000

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Nice modern villa in a quiet location. It is a modern new villa with a total of 150 m² of living space on a plot of 431m². Quality construction and modern design can be seen in all rooms of the villa. Fully open ground floor has a living room with a kitchen and dining room, a pantry. There is also guest bathroom and one bedroom with its own bathroom and access to the terrace and garden. There is a lot of daylight inside due to large glass walls, through which there is also an exit to the garden and a covered terrace. An internal staircase leads to the upper floor with 2 more bedrooms with en-suite bathroom. On the first floor there is also a large terrace of approx. 25 m² with a view of the sea and the Brijuni Islands. In the fenced and landscaped garden there is a 32m² swimming pool, an outdoor grill and additional facilities for the children. Water, electricity and drainage are installed in the outdoor covered terrace, while the outdoor kitchen is connected to the chimney, thus an outdoor fireplace can be installed. The villa has video surveillance and an alarm system. Thanks to a rich history whose traces lead back to ancient times, a very favorable 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 their charm and cultural heritage and a diverse range of activities.

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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Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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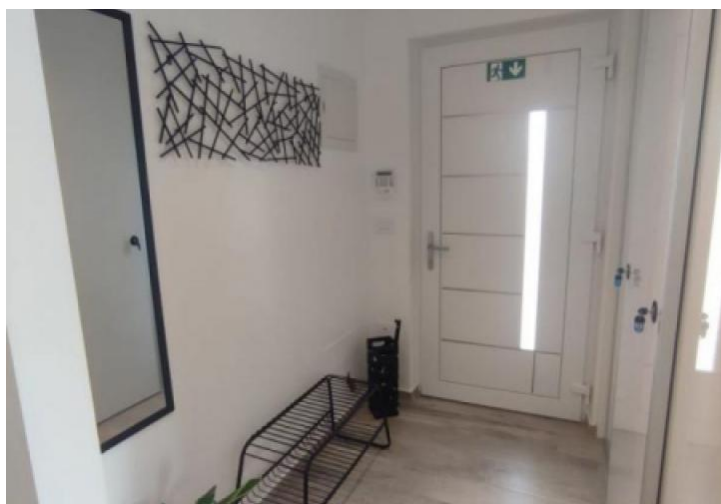
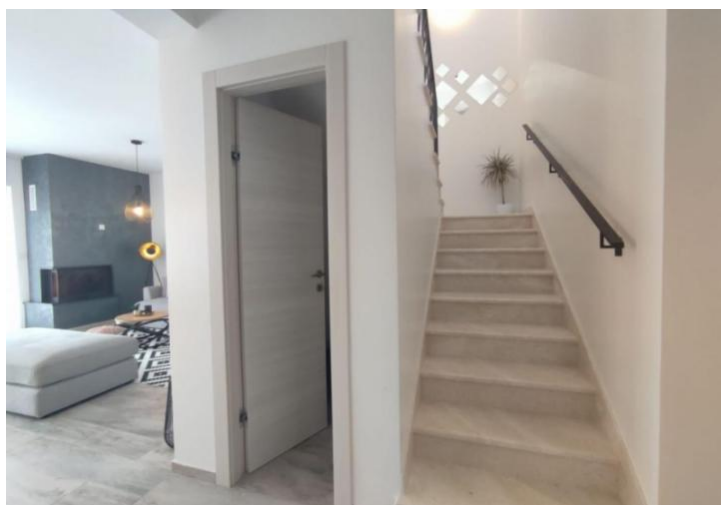
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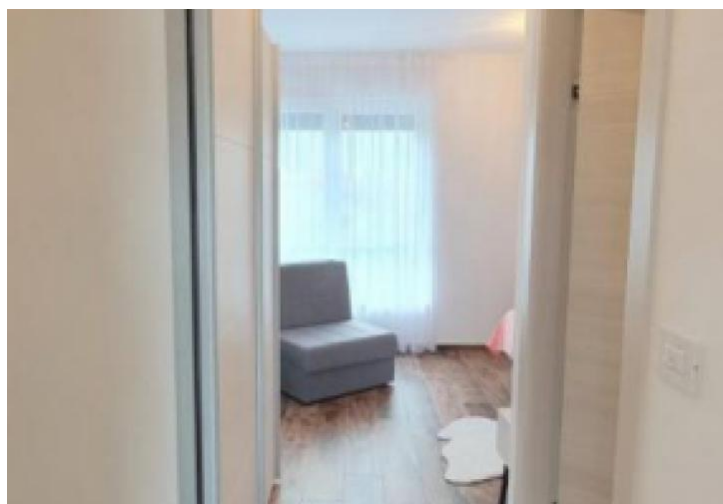
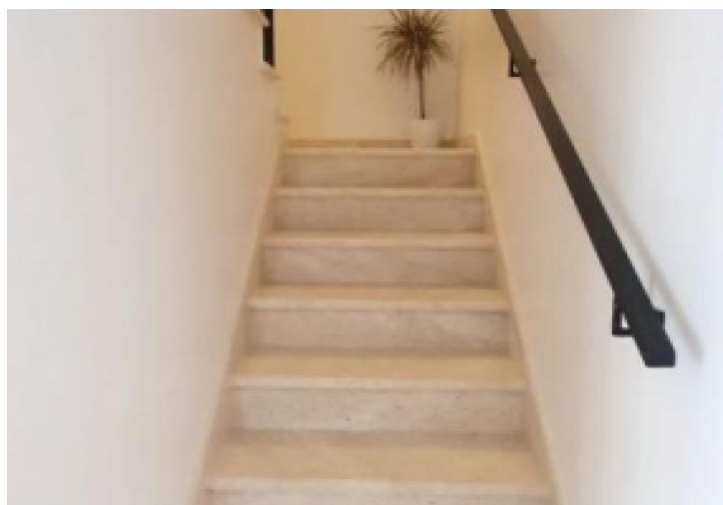
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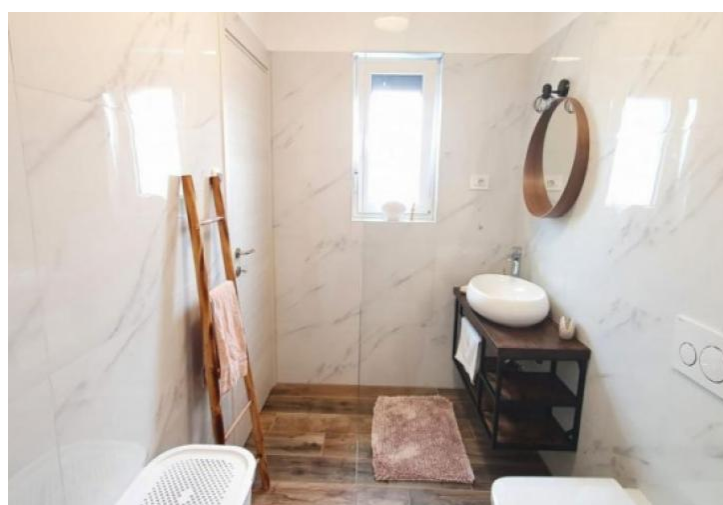
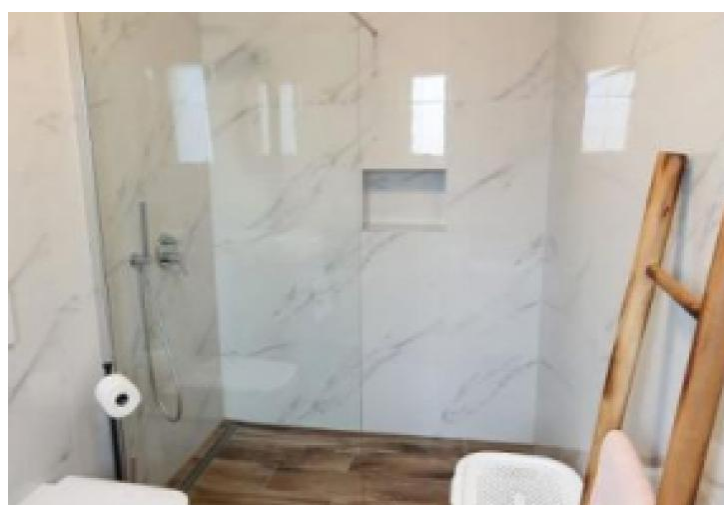
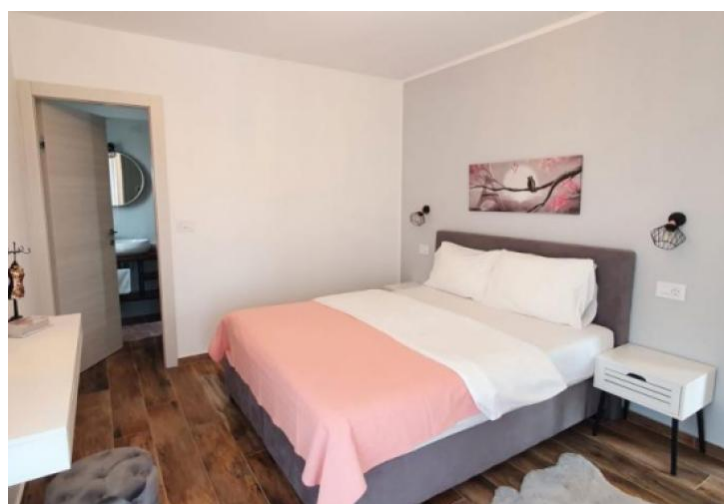
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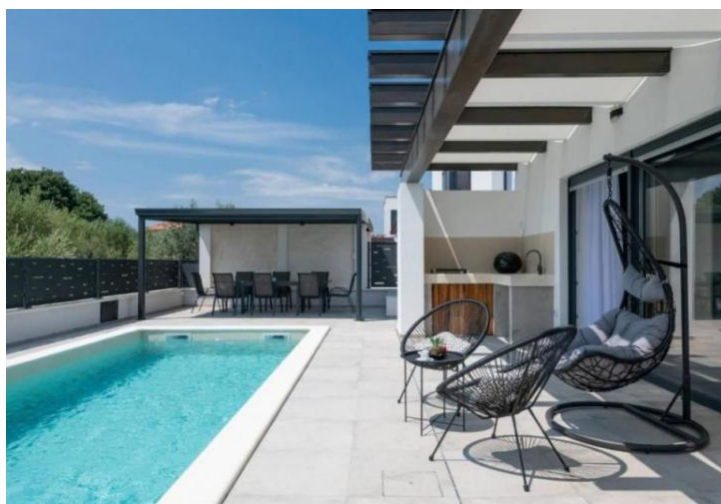
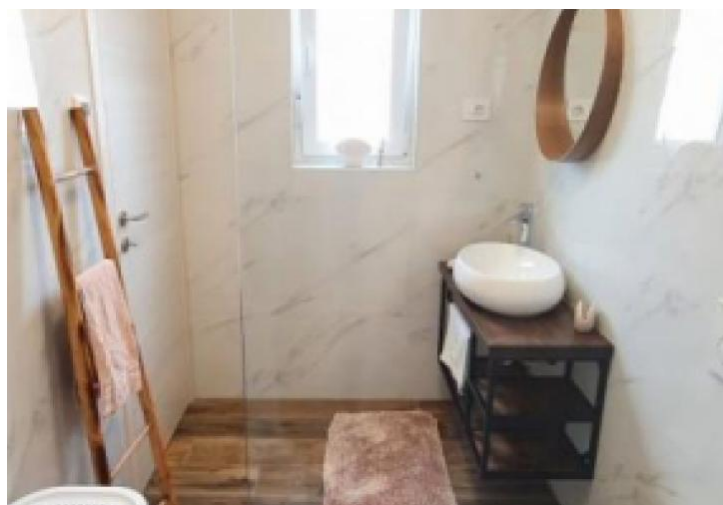
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