

# House

Peroj, Vodnjan, Istria



<b>Ref</b>	RE-U-5602
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Peroj, Vodnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	360 sqm
<b>Plot size</b>	14 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 675 000

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Family house with business space and sea view in PEROJ just 1 km from the beach!

For sale is a detached residential and commercial building built in 2002 with a total area of 360 m<sup>2</sup>.

The house spreads over four floors with a basement and ground floor where the business space is located, an apartment on the first floor and an apartment / suite on the second floor.

In the business premises there is a market that has existed for many years and thus makes a well-established business.

On the first floor there is an apartment consisting of a hallway, living room, kitchen, two bedrooms, bathroom and two balconies.

An internal staircase leads to the second floor of the house where there is an apartment with a separate entrance and consists of a hallway, kitchen, living room with balcony, bathroom, two bedrooms and another balcony with a beautiful sea view.

The apartment on the second floor, as a three-star apartment, is a well-established business for tourist activities. The location has all the necessary facilities and is only a few minutes away from the sea.

Great investment in PEROJ which is definitely underrated now and will be rising in price!

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:

Detached  
Urbanized

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Price per m<sup>2</sup>:  
1.875 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.853 €

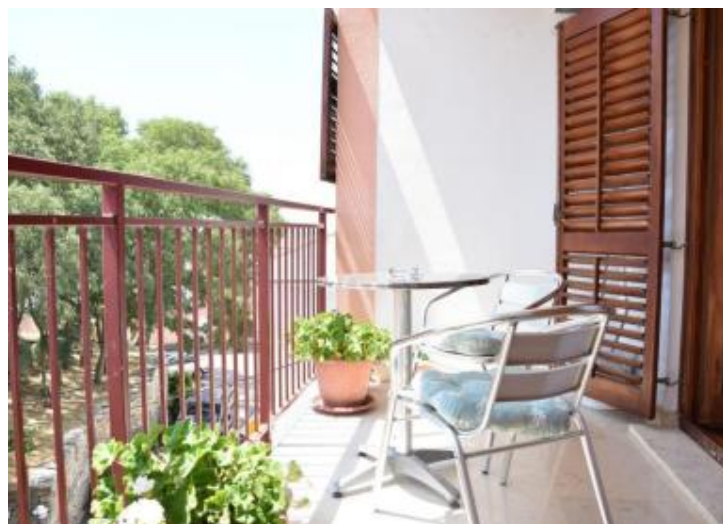
Median price/m<sup>2</sup> of this type  
in this region:  
2.647 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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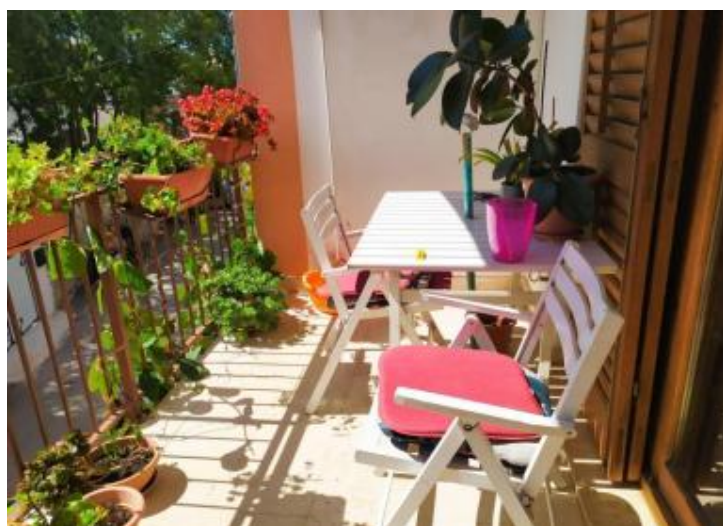
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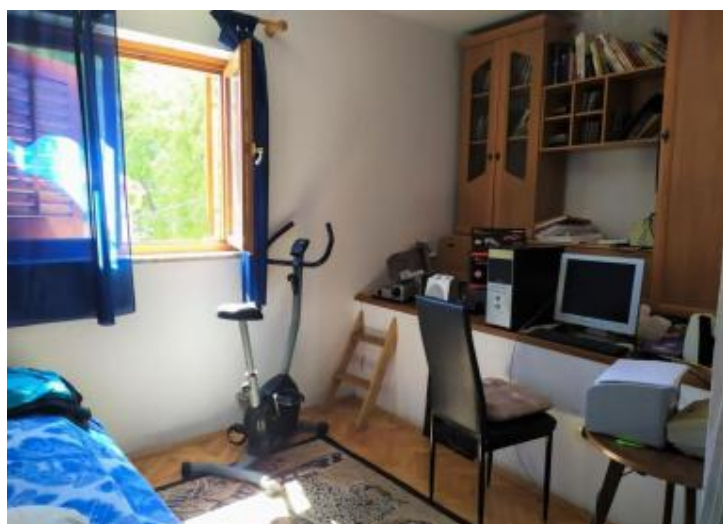
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