

Villa

Jadreški, Ližnjan, Istria



Ref	RE-U-19220
Type	Villa
Region	Istria > Pula
Location	Jadreški, Ližnjan
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	200 sqm
Plot size	1700 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 1 560 000

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Luxury villa with swimming pool of 3 apartments on a large plot of 1700 m² between Pula and Liznjan, in peaceful village of Jadreski!

The villa is located only 4 kilometers from the beautiful beaches of southern and southwestern Istria.

Total floorspace is 200 sq.m.

It consists of a main unit of 100 m² on the ground floor with a swimming pool, 2 apartments with a separate entrance and parking, a garage, a spacious yard of 1700 m², with over 7 parking spaces, and a business hall of 130 m² with its own parking.

The main residential unit with 3 bedrooms, a living room with a kitchen and dining room, 2 bathrooms and an outdoor terrace with a fireplace and access to the swimming pool with a sunbathing area.

Swimming pool 13x7.5 with sunbed, fireplace, covered terrace with dining set in the fresh air, summer kitchen, outdoor showers, outdoor toilet, spacious green belt around the house with fruit trees and playground for the youngest, table tennis, football and additional facilities for entertainment on fresh air. Parking for over 7 cars, automatic portun opening. Garage of 37 m².

External stairs lead to the upper floor.

The first apartment of 50 m² consists of 1 bedroom, living room with kitchen, bathroom and terrace of 20 m².

The second apartment of 50 m² consists of 1 bedroom, living room with kitchen, bathroom and terrace of 40 m².

The terrace is divided into a covered part with seating and barbecue and an uncovered part for sunbathing. Separate entrance and parking with 3 parking spaces for the apartments located on the 1st floor.

There is also bBusiness space of 130 m² - business hall with an entrance height of 5 meters, with separate parking for 4 cars.

This property can be ideal for a large family or can be used as mini-hotel.

All residential parts are air-conditioned, furnished and ready for use. Video surveillance and an alarm system ensure the safety of the building.

This property offers privacy from the view and noise of the neighbors, in a quiet part of the suburban settlement directed towards the beautiful beaches of the southern part of Pula, and as such is a perfect opportunity to enjoy your own peace with your family and additionally as an investment in a tourist rental.

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:

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Garage
Swimming pool
Urbanized

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Price per m²:
7.800 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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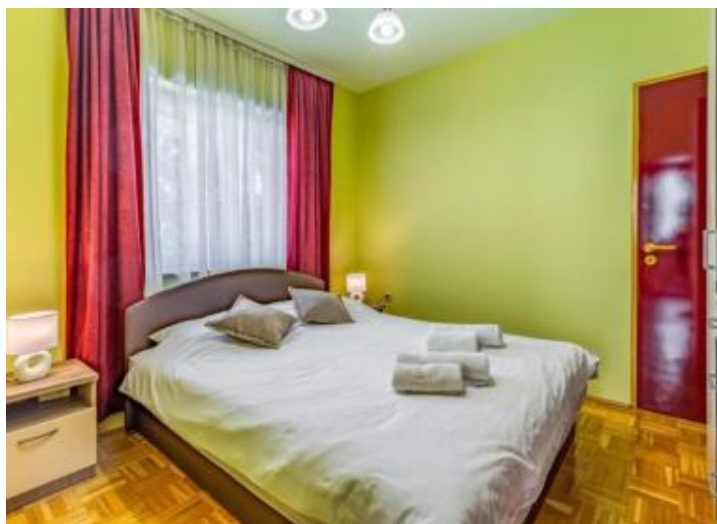
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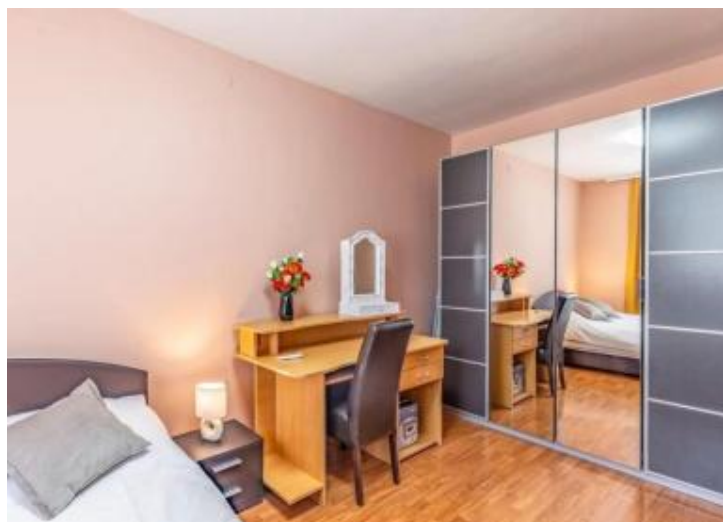
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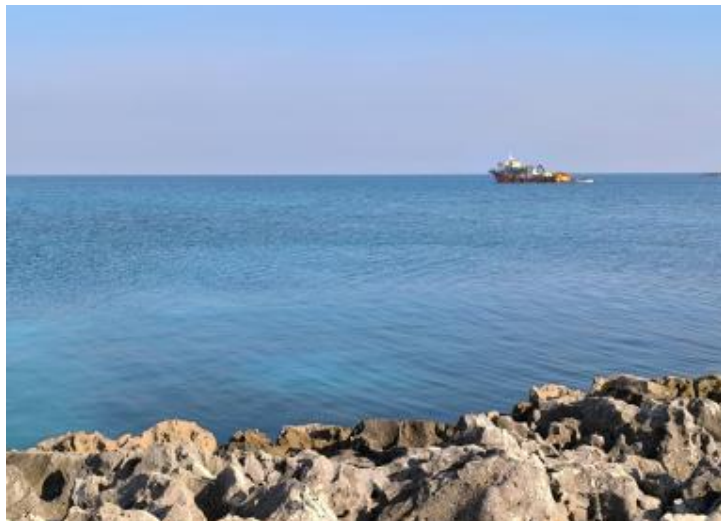
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