

Villa

Vodnjan, Istria



Ref	RE-U-20610
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	No
Floorspace	195 sqm
Plot size	601 sqm
No. of bedrooms	3

Villa

Vodnjan, Istria



No. of bathrooms

3

Price

€ 830 000

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Contemporary villa with heated pool, sauna, jacuzzi, luxuriously furnished in Vodnjan area, famous with olive groves and Brijuni islands.

We offer a modern villa built in 2022 in a small town near Vodnjan, in a quiet location surrounded by nature, which ensures peace and privacy.

The villa is located on a plot of land with a total area of 601 m2.

The villa has a total living area of 195m2, divided into 2 above-ground floors, designed as one residential unit:

On the ground floor there is an entrance hall, a guest toilet, 1 bedroom with its own bathroom, and a large "open-space" area consisting of a living room, kitchen, and dining room. Communication with the swimming pool and sunbathing area is done through glass walls, which illuminate the living area all day long. There is also an outdoor dining table on the covered part of the yard.

Internal stairs lead to the upper floor, where there are 2 more bedrooms, each with its own bathroom and access to a large outdoor terrace with a view of nature.

Villa was built in 2022.

At the entrance to the land, you are greeted by a paved parking lot, which leads to the sunbathing area where there is a heated swimming pool of 32m2 and accompanying facilities.

Next to the swimming pool there is an auxiliary building with a shower, sauna and jacuzzi.

Additional information:

- *The entire villa has floor heating on a heat pump.

- *Each room has its own air conditioner.

- *The villa is equipped with the highest quality modern designer furniture, and it is sold as such.

Clear ownership, all documentation is available for inspection.

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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Price per m²:
4256 €

Average price/m² of this type
in this region:
3609 €

Median price/m² of this type
in this region:
3567 €

Average price/m² of this type
in Croatia:
4380 €

Median price/m² of this type
in Croatia:
3867 €

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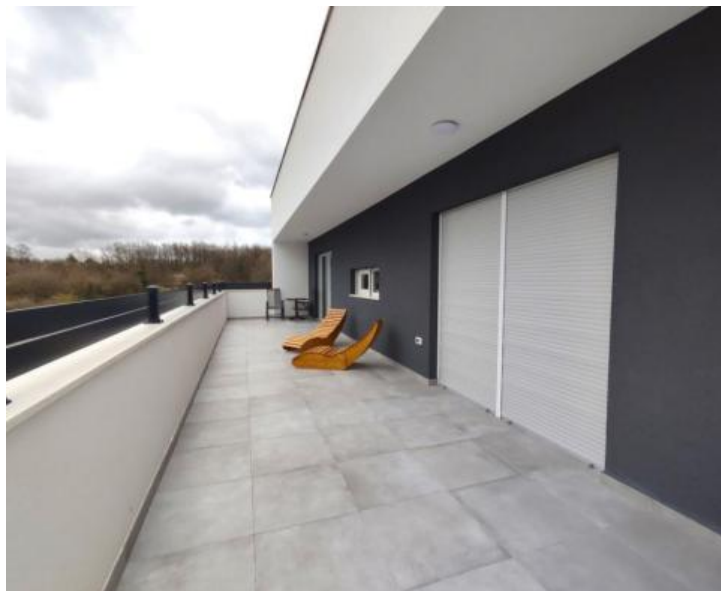
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