

# Villa

## Gračišće, Istria



<b>Ref</b>	RE-U-20374
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Gračišće
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	390 sqm
<b>Plot size</b>	1057 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 500 000

Villa of adorable modern design in Istria hinterland, **with indoor and outdoor swimming pool!**

Total area is 390 q.m. Land plot is 1057 sqm.

Construction will be finished in 2023-2024.

The villa is designed to represent a combination of traditional and modern architecture, its idyllic landscape and peace and meticulously arranged interior is all that is needed for a superb vacation and complete privacy. It will be fully furnished with quality and luxurious furniture.

There are three identical villas in the project - all of them are designed as vacation villas for larger families or groups of friends. On the ground floor, a spacious living room has been designed, which has a direct connection to the dining room and a high-quality kitchen with a large bar, so that a larger group of people can enjoy a perfect vacation.

In a separate part, there is a wellness area with an **indoor swimming pool and a sauna.**

On the upper floor there is another large terrace, three bedrooms with their own bathrooms, a luxurious home theater and a superbly equipped gym with a bathroom oriented towards the sun deck on the ground floor.

Here, the emphasis is on relaxing and socializing outdoors, so the outdoor swimming pool with sunbeds is particularly prominent. Between the living room and the kitchen there is a recessed and covered terrace, and on the north side a terrace with a barbecue covered by a wooden pergola. Both terraces are in direct connection with the sunbathing area, wellness and living room.

Ceiling air conditioning units, air/air heat pumps will be installed for heating and cooling purposes.

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.

Price per m<sup>2</sup>:  
3846 €

Average price/m<sup>2</sup> of this type  
in this region:  
3251 €

Median price/m<sup>2</sup> of this type  
in this region:  
3158 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4698 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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