

Villa

Bale, Istria



Ref	RE-U-20773
Type	Villa
Region	Istria > Rovinj
Location	Bale
Front line	No
Sea view	No
Distance to sea	6500 m
Floorspace	670 sqm
Plot size	1000 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 4 000 000

Sensational 5***** villa of contemporary design in Bale, just a few km from famous Rovinj!
Villa is located cca. 6 km from the sea in a green peaceful area.
It was completed in 2020 and now is fully functional.

Total area of this superb villa is 670 sq.m.
Land plot around is 1000 sq.m.

This spacious, modern, unique villa of modern sophistication offers complete comfort and is fully air-conditioned with a heat pump heating system.
The living rooms and most of the bedrooms are oriented towards the west, and are exposed to the sun almost all day through huge glass surfaces, which can be electrically shaded.

Villa has a huge, fully equipped outdoor area with dining tables, lounge furniture and lounge chairs. The carefully maintained, large garden is completely fenced and surrounded by a hedge and has its own watering system and is well lit at night.

The villa is a 5-minute drive from pristine beaches (west coast of the Istrian peninsula) and a 15-minute drive from the well-known town of Rovinj.

Carefully decorated with unique design elements and top quality furniture.

Most important information about the villa:

- 670 m2 of closed space (actually two semi-detached villas)
- 3 floors
- fenced private garden of 1,000 m2 with covered parking space for up to six cars; two large, electric sliding gates
- 2 outdoor, heated, infinity swimming pools, 2 showers, sunbeds
- 1 indoor heated swimming pool
- private sauna
- 2 charging stations for electric vehicles
- heating (heat pump system) / fully air-conditioned
- alarm system
- electrical sun protection

Additional advantages:

- Two spacious, fully equipped kitchens with large kitchen islands/high chairs and large tables for dining
- Two large, fully equipped living rooms with large LED TVs and fireplaces and high ceilings
- Six bedrooms (each fully equipped with a king size bed, spacious wardrobes, LED TV, private bathroom with walk in shower)
- Each bedroom has access to a shared, furnished balcony

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- Two spacious, fully equipped terraces; two large balconies
- Outdoor barbecue
- Games room with kitchen and wine fridge, billiards, darts, table football and seating area with game console and with a large LED TV
- Indoor wellness area (indoor pool, sauna, relaxation area, shower)
- Two fully equipped utility rooms (spacious storage rooms, washing machines and dryers, irons)

An exclusive villa that deserves everyone's attention!

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 m²:
5970 €

Average price/m² of this type
in this region:
3558 €

Median price/m² of this type
in this region:
3352 €

Average price/m² of this type
in Croatia:
4385 €

Median price/m² of this type
in Croatia:
3868 €

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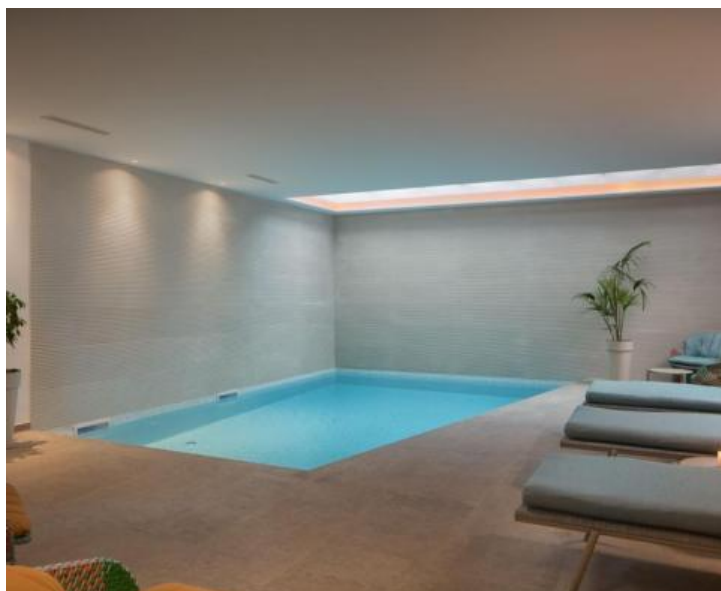
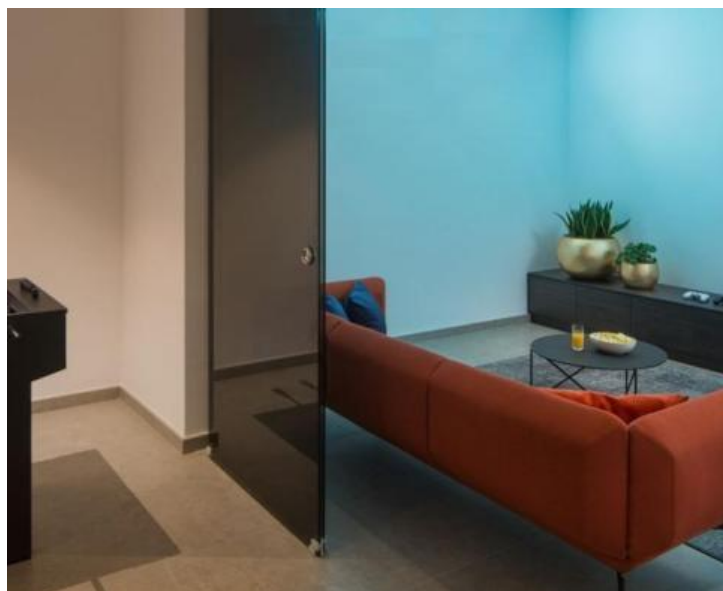
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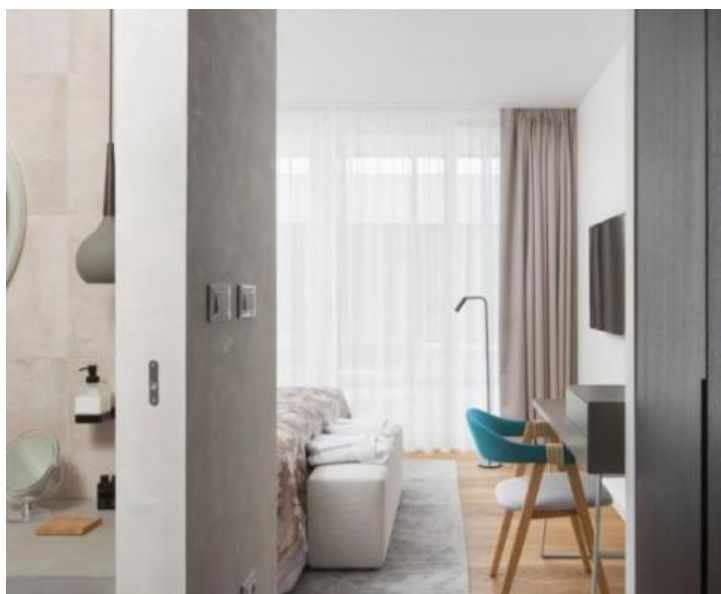
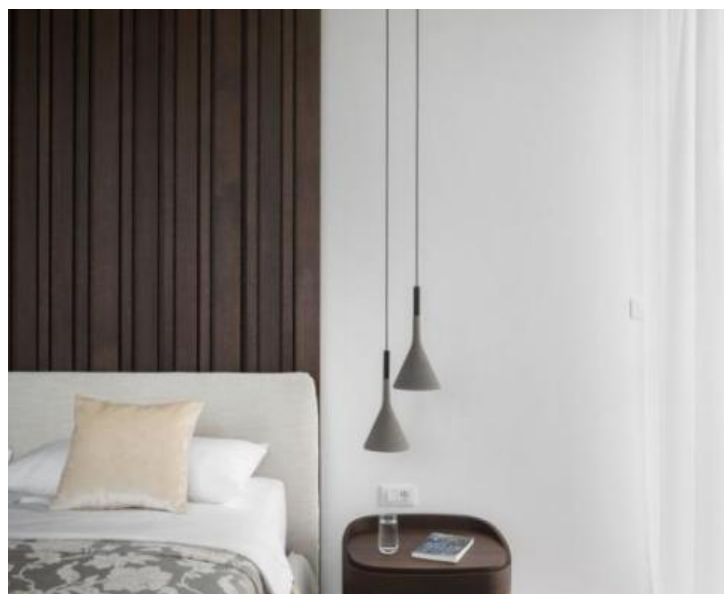
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