

# Villa

## Vodnjan, Istria



<b>Ref</b>	RE-U-10470-AB
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Vodnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	268 sqm
<b>Plot size</b>	643 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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Luxury villa under construction within new modern complex in Vodnjan area.

Complex is located cca. 2 km from the sea and benefits distant sea views and a unique view of the Brijuni Islands.

The beginning of construction is planned for November 2023.

Total area is 268 sq.m. Land plot is 643 sq.m.

The villa will have a spacious living room in open space, 4 bedrooms, 3 bathrooms with toilet, sauna, guest toilet, additional shower in the sauna room and laundry room.

The space will be organized so that on the ground floor of the villa there will be a living room with kitchen in open space, which opens onto a spacious covered terrace and garden, then 2 bedrooms, bathroom, guest toilet and laundry. An internal staircase leads to the first floor where there are 2 bedrooms with en suite bathrooms, a sauna with shower and a large covered terrace with lounge and garden.

The terrace offers a panoramic view of the Brjuni National Park, the sea, vineyards and olive groves.

In the garden of the villa there will be a swimming pool with a sun deck, while in the back of the land there are two parking spaces.

The level of equipment of the villa will be at a high level, more information will be provided.

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:**

Swimming pool

Sauna

Garden

Modern

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Average price/m<sup>2</sup> of this type  
in this region:  
3.486 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.548 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.949 €

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