

Villa

Galižana, Vodnjan, Istria



Ref	RE-U-34322
Type	Villa
Region	Istria > Pula
Location	Galižana, Vodnjan
Front line	No
Sea view	Yes
Distance to sea	8000 m
Floorspace	136 sqm
Plot size	500 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 607 000

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Light and bright quality villa in Galizana, with distant sea views!
Total area is 136 sq.m. Land plot is 500 sq.m.

Upon entering the villa, you find a hallway that leads us into exploring the ground floor with an open-concept layout without partition walls. In this space, there is a spacious and comfortable living room bathed in natural light, thanks to the large glass walls and the good orientation of the house. Additionally, there is a modern and fully equipped kitchen and a dining area spacious enough for the entire family. The mentioned hallway also houses a fully equipped guest bathroom.

What further enhances the ground floor of the villa is the direct access to the covered outdoor terrace, where there are seating areas ideal for relaxation and entertainment with friends and family. We are confident that the equipped summer kitchen with a barbecue will assist you in this.

The first floor of the villa is accessed by an internal modern staircase, where three comfortable bedrooms are located. Each bedroom has access to a terrace, with the two smaller bedrooms sharing the same terrace, while the larger master bedroom has access to its own private terrace. Each terrace offers a beautiful view of the village, the sea, and the green fields. Additionally, the larger master bedroom has its own bathroom, while the other two smaller bedrooms share a common bathroom.

What we must emphasize is the modern design and style of the villa's interior. The owners paid attention to every detail during the furnishing process and chose some of the highest quality furniture from renowned manufacturers with a signature. Furthermore, a significant focus during furnishing was on comfort and luxury, which you can feel from the moment you step into the villa.

Territory: The villa is located on a walled plot and consists of a total of 500m². The garden is accessed through an electric gate with sensors, after which there are two parking spaces for your vehicles.

The central part of the garden is dominated by a spacious 36m² pool (9mX4m) with a sunbathing area/beach. Next to the pool is the aforementioned comfortable covered terrace and summer kitchen with a barbecue, making the stay in the garden even more pleasant and enjoyable. What we must highlight is the modern approach to garden design that conveys a feeling of continuous connection between the interior and exterior of the villa. The garden is designed in a modern simplistic tone, emphasizing easy maintenance and elegance.

There are also enough green areas in the garden ideal for relaxation and reading your favorite books, as well as for the entertainment of the youngest members of your family.

ADDITIONAL AND TECHNICAL INFORMATION:

- The villa is sold fully furnished, as visible in the photos.
- All rooms in the villa are air-conditioned, and the villa also has a built-in fireplace, allowing for year-round living.
- The ownership of the villa is clear, 1/1 ownership, and the villa possesses all the necessary

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documentation.

Location: The villa is located in the peaceful residential area of Galižana, surrounded by similar modern houses used as vacation homes or as family properties for year-round living. The location of the villa is ideal for a peaceful and safe family life, as well as for investment in luxury tourism with a guaranteed return on investment.

Just a few steps from the villa, you can find all the necessary amenities for everyday life, such as shops, small markets, a market, a pharmacy, doctors, schools, kindergartens, restaurants, cafes, and more. For additional needs, the towns of Vodnjan and Pula, the largest city on the Istrian peninsula, are nearby.

Some of the most beautifully landscaped beaches with various facilities like restaurants and beach bars, as well as one of the most beautiful promenades and cycling paths by the sea, are just a 10-minute drive from the villa.

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:
4463 €

Average price/m² of this type
in this region:
3608 €

Median price/m² of this type
in this region:
3571 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

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