Villa
Peroj, Vodnjan, Istria

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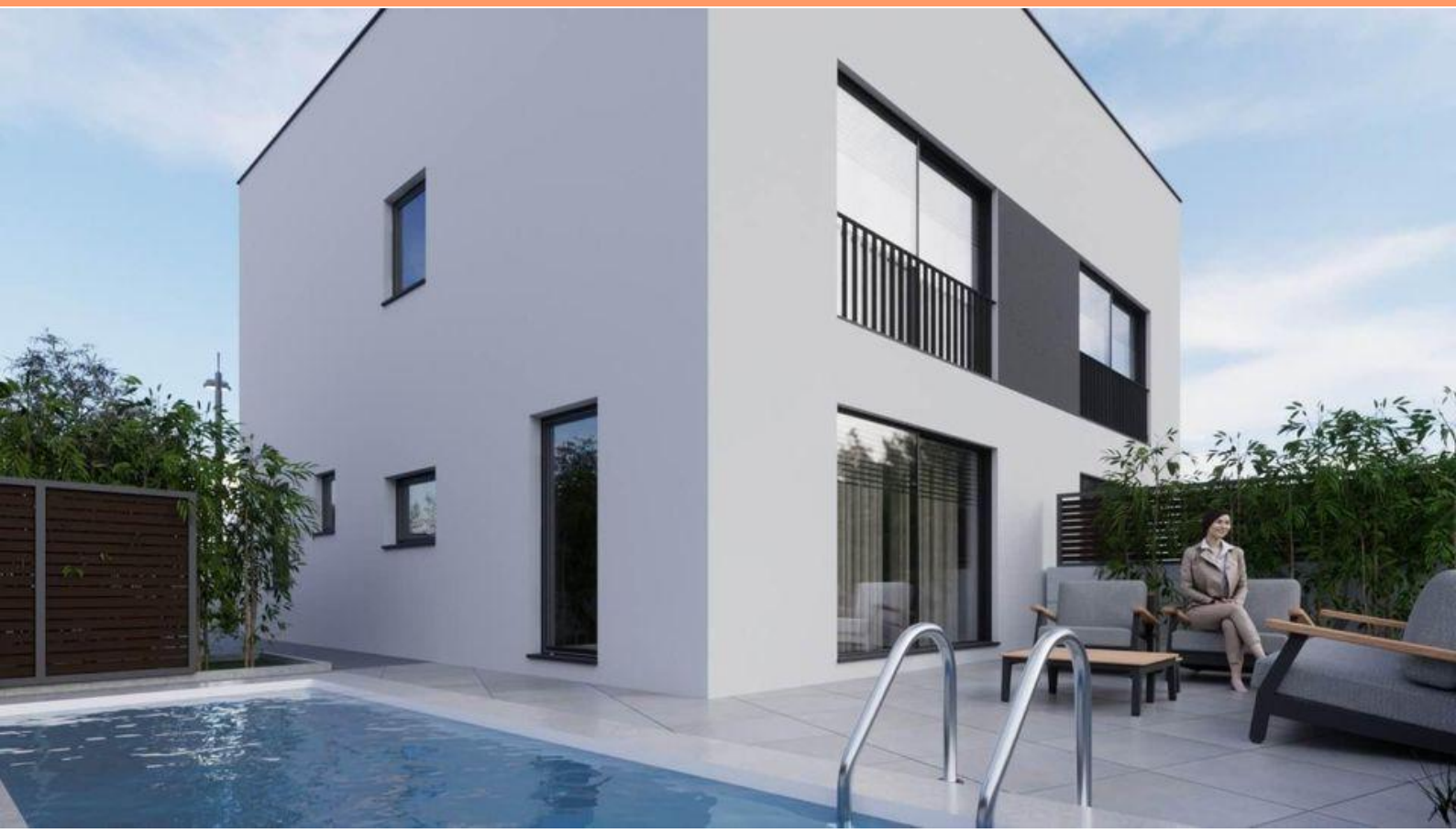
Real Estate in Croatia



Ref	RE-U-29754
Type	Villa
Region	Istria › Pula
Location	Peroj, Vodnjan
Front line	No
Sea view	Yes
Distance to sea	1100 m
Floorspace	111 sqm
Plot size	90 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 429 000

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Semi-detached modern house with swimming pool in Peroj, with sea views!
Total area is 111 sq.m. Land plot is 90 sq.m.

A stylish semi-detached house with a swimming pool is available for sale in the Peroj neighborhood.
The ground floor features a well-appointed living area, complete with a kitchen, a spacious living room, a bathroom, and a bedroom with direct access to the garden.
Upstairs, there are two additional bedrooms and a bathroom, along with access to a rooftop terrace boasting stunning sea views.

This contemporary home boasts sleek and simple architectural lines.
The swimming pool has a generous size of 17.50 m2 and is situated within a secure, 90 m2 fenced plot. High-quality, modern materials will be used throughout the construction process.
Prospective buyers have the opportunity to customize the home by selecting materials, colors, and equipment.
The listed price includes a fully finished, turnkey property.

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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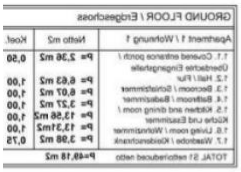
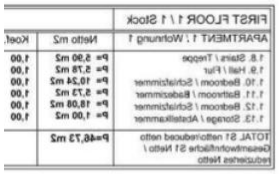
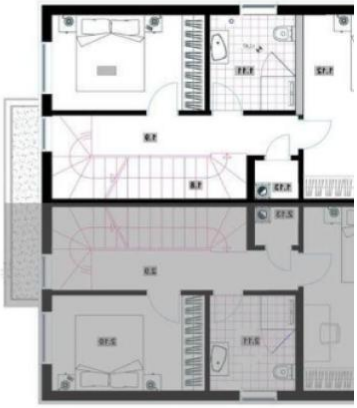
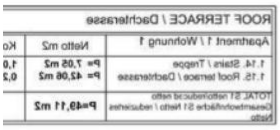


GROUND FLOOR / Erdgeschoss		
Apartment 1 / Wohnung 1	Netto m2	Koef.
1.1. Covered entrance porch / Überdachte Eingangsterrasse	P= 2,36 m2	0,50
1.2. Hall / Flur	P= 6,63 m2	1,00
1.3. Bedroom / Schlafzimmer	P= 8,07 m2	1,00
1.4. Bathroom / Badezimmer	P= 3,27 m2	1,00
1.5. Kitchen and dining room / Küche und Esszimmer	P= 13,56 m2	1,00
1.6. Living room / Wohnzimmer	P= 13,37m2	1,00
1.7. Wardrobe / Kleiderschrank	P= 3,08 m2	0,75
TOTAL S1 netto/bauge netto	P=49,18 m2	

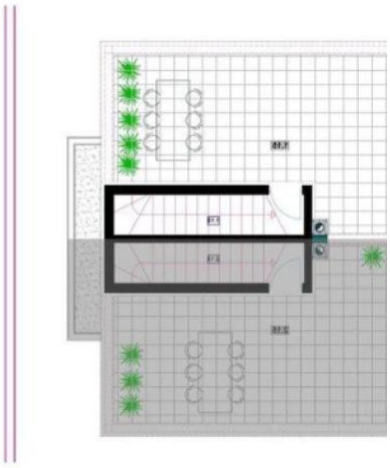


FIRST FLOOR 1 / 1 Stock		
APARTMENT 1 / Wohnung 1	Netto m2	Koef.
1.8. Stairs / Treppe	P= 5,90 m2	1,00
1.9. Hall / Flur	P= 5,78 m2	1,00
1.10. Bedroom / Schlafzimmer	P= 10,24 m2	1,00
1.11. Bathroom / Badezimmer	P= 3,73 m2	1,00
1.12. Bedroom / Schlafzimmer	P= 18,00 m2	1,00
1.13. Storage / Abstellzimmer	P= 1,00 m2	1,00
TOTAL S1 netto/bauge netto Gesamtwohnfläche S1 Netto / Bauzeiches Netto	P=46,73 m2	





ROOF TERRACE / Dachterasse		
Apartment 1 / Wohnung 1	Netto m2	Ko
1.14. Stairs / Treppe	P= 7,05 m2	1,0
1.15. Roof terrace / Dachterasse	P= 42,06 m2	0,2
TOTAL S1 netto/bauge netto Gesamtwohnfläche S1 Netto / Bauzeiches Netto	P=49,11 m2	



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