

Villa

Peroj, Vodnjan, Istria



Ref	RE-U-31705
Type	Villa
Region	Istria > Pula
Location	Peroj, Vodnjan
Front line	No
Sea view	Yes
Distance to sea	450 m
Floorspace	200 sqm
Plot size	541 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 790 000

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New villa with a view of the Brijuni archipelago, 450m from the sea!

Four detached luxury villas are currently under construction, situated a mere 450 meters from the azure embrace of the sea. These villas, meticulously designed, offer breathtaking vistas that extend to the renowned Brijuni National Park.

Each villa occupies its own land plot, ranging between 600 to 650 square meters, and boasts an array of refined amenities.

This includes a dedicated parking area and a fully automatic swimming pool, measuring 8x4 meters, with provisions for both saltwater and heated water, thus assuring the owner a sanctuary of unparalleled privacy.

Within the confines of each villa, one shall find an opulent array of accommodations: four spacious bedrooms, three elegantly appointed bathrooms, a modern kitchen, a dining room fit for sumptuous feasts, a commodious living room, a practical laundry room, and an exterior storage room.

The villas are being erected with the enduring strength of classic brick and concrete, materials known for their exceptional thermal insulation properties. The exterior carpentry is of the highest caliber, featuring ALU frames with six chambers and triple-layered glass. The outer walls are adorned with the timeless elegance of travertine stone, while the facades are rendered in a classic styrofoam finish, exuding a serene beige hue.

Each villa is equipped with an advanced system for heating, cooling, and the provision of domestic hot water, all courtesy of the esteemed Japanese manufacturer, MITSUBISHI HEAVY INDUSTRIES. The warmth of each room is ensured by an underfloor heating system, whilst a multisplit air conditioning system maintains a cool and comfortable atmosphere.

These villas, constructed to the highest standards, are slated for completion by June 2023. This timely conclusion offers prospective owners the delightful opportunity to tailor the interior design to their own refined tastes, with arrangements for interior decoration available directly through the investor. The price is inclusive of VAT, and the fortunate buyer is exempt from real estate sales tax, ensuring that this investment is as advantageous as it is luxurious.

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:
3950 €

Average price/m² of this type
in this region:
3606 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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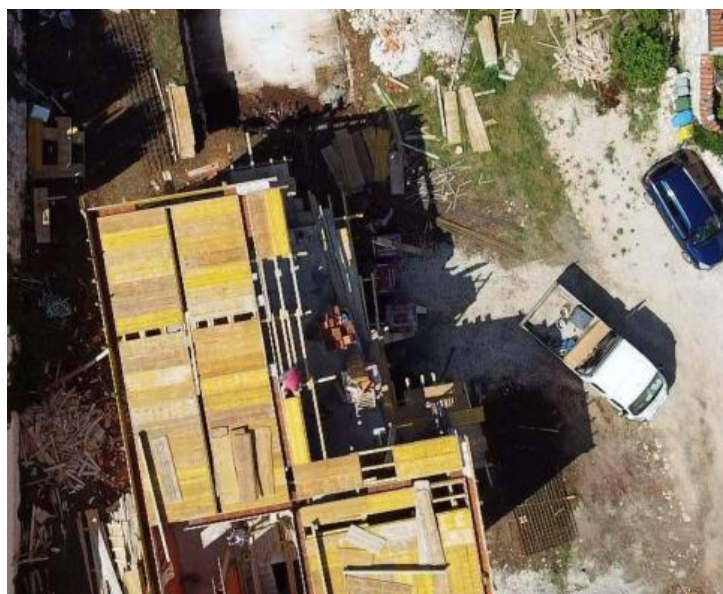
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