

Villa

Peroj, Vodnjan, Istria



Ref	RE-U-31704
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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One of the four new villas with a view of the Brijuni archipelago, mere 450 meters from the sea!

In the rugged beauty of Peroj, nestled on the southwest coast of southern Istria, a new venture rises. Just ten kilometers from the ancient city of Pula, five kilometers from Vodnjan, and thirty kilometers from Rovinj, Peroj overlooks the Fažana Channel and the Brijuni archipelago with a wild, untamed grace. Here, a complex of four detached luxury villas is taking shape, only 450 meters from the sea, their views stretching to the wild expanse of Brijuni National Park.

Each villa stands proudly on its own land plot of 600-650 square meters, promising privacy and tranquility. They are fortified with brick and concrete, materials as enduring as the land itself, offering excellent heat insulation. The villas boast ALU carpentry with six chambers and triple-layer glass, a testament to their robust construction. Their exteriors are clad in the timeless elegance of travertine stone, while their facades, finished in classic beige styrofoam, speak of understated luxury.

The heart of each villa beats with modern comforts: four bedrooms, three bathrooms, a kitchen, dining room, living room, laundry room, and an outdoor storage room. Outside, a fully automatic 8x4 meter swimming pool awaits, with options for saltwater and heated water, inviting moments of reflection and escape.

Within, each room is warmed by underfloor heating, and cooled by a multisplit air conditioning system, both powered by heat pumps and air conditioners from the esteemed MITSUBISHI HEAVY INDUSTRIES. These homes are crafted to the highest standards, with completion set for June 2023, offering future owners the chance to shape their interiors to their own desires.

The investor's vision ensures that every detail is considered, and the price, inclusive of VAT, spares the buyer from real estate sales tax. In Peroj, these villas are more than homes; they are a call to a life of elegance and serenity, set against the wild, enduring beauty of Istria.

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:
3604 €

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

Average price/m² of this type
in Croatia:
4352 €

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

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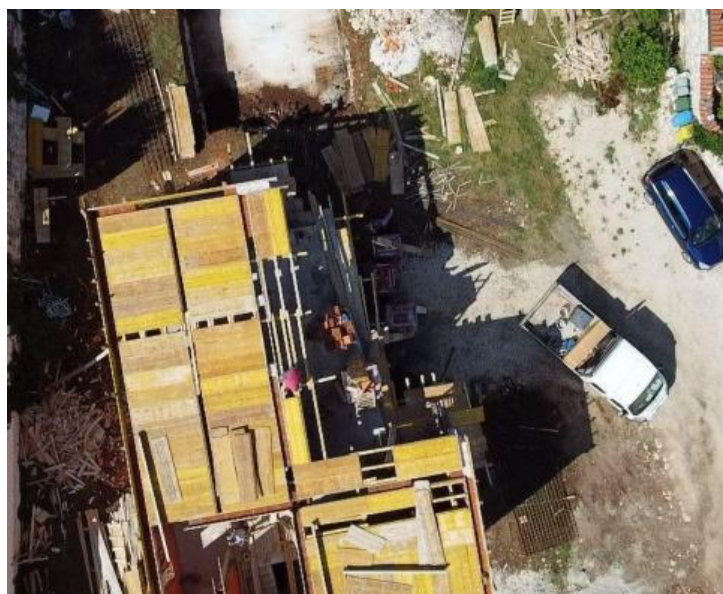
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