

Villa

Peroj, Vodnjan, Istria



Ref	RE-U-32802
Type	Villa
Region	Istria > Pula
Location	Peroj, Vodnjan
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	135 sqm
Plot size	527 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 525 000

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Great opportunity with a beautiful view directly from the beach in Peroj, mere 500 meters from the beach! Total area is 135 sq.m. Land plot is 527 sq.m.

The villa is equipped with four air conditioners and underfloor heating. The windows are aluminum, fitted with mosquito nets for added comfort.

The ground floor features a hallway, an open-concept living room, a kitchen, and a dining area that leads to a covered terrace surrounded by lush greenery, creating a serene and private atmosphere. This lovely villa, just steps from the sea, includes three bedrooms, each with its own en-suite bathroom, and an additional guest toilet.

The first floor boasts a spacious terrace, perfect for relaxing on warm summer evenings. The garden features a small swimming pool ideal for children, and the sea is only 500 meters away. The property also includes two parking spaces and a storage room for tools or bicycles.

This is an ideal opportunity for anyone seeking a home near the sea! The seller is a legal entity. The property has clear ownership, with no encumbrances, and a valid usage permit.

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:
3889 €

Average price/m² of this type
in this region:
3596 €

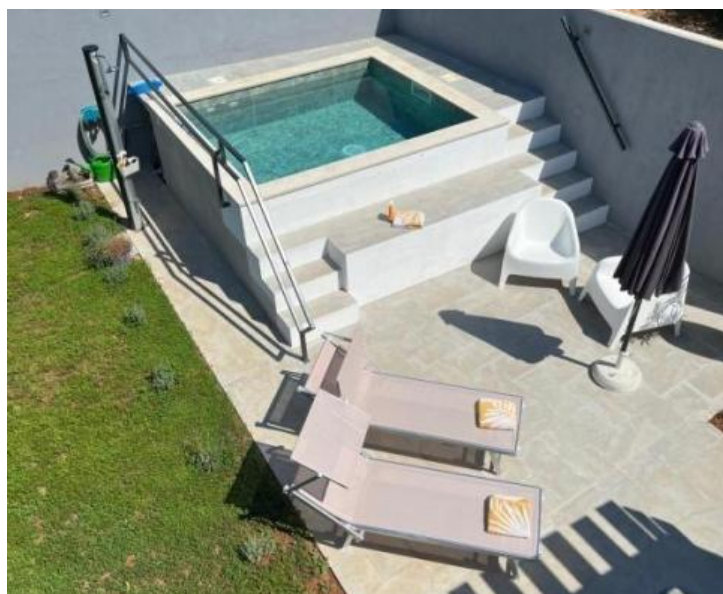
Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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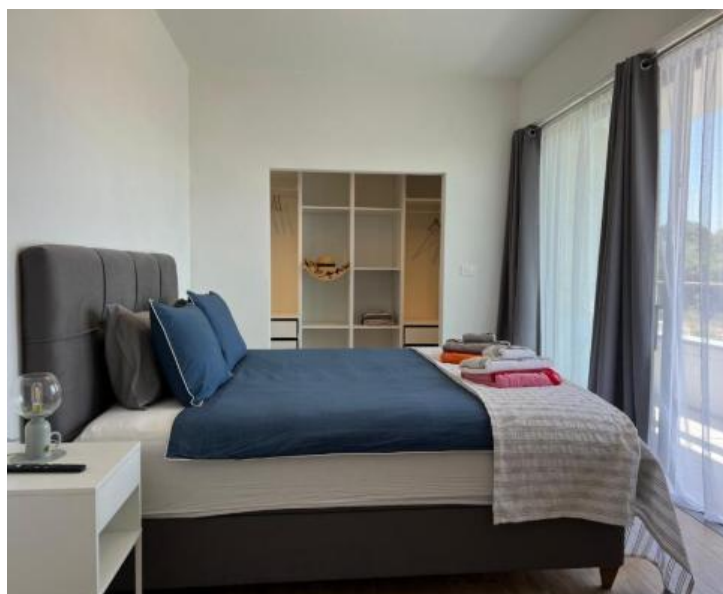
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