

# House

## Galižana, Vodnjan, Istria



<b>Ref</b>	RE-U-33164
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Galižana, Vodnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	260 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

1

**Price**

€ 260 000

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House with a Panoramic View of the Sea and the Brijuni Archipelago, mere 4 km from Wateredge!

Galižana is a charming village located in southeastern Istria, right next to the town of Vodnjan, just 6 km from Pula, the largest city in Istria, and 4 km from Fažana with its stunning beaches.

In the heart of this peaceful and lovely place, you'll find a unique house with great potential. The house of 260 sq.m. spans four floors, each offering approximately 50 m<sup>2</sup>. The exterior has been renovated with a new façade and wooden joinery. The interior, however, is in a shell condition, giving the new owners the freedom to design and finish the space according to their own style and preferences.

One of the standout features of this property is the breathtaking view of the sea and the city of Pula, visible from three of the four floors.

The top floor features a versatile room and a terrace with a stunning panoramic view.

All essential amenities, including shops, schools, kindergartens, and public transport, are nearby. The sea is just 6 km away, while the city of Pula is only 4 km from the 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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Price per m<sup>2</sup>:  
1000 €

Average price/m<sup>2</sup> of this type  
in this region:  
2752 €

Median price/m<sup>2</sup> of this type  
in this region:  
2660 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2853 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €

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