

Villa

Bale, Istria



Ref	RE-U-35623
Type	Villa
Region	Istria > Rovinj
Location	Bale
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	250 sqm
Plot size	1300 sqm
No. of bedrooms	5
No. of bathrooms	6
Price	€ 920 000

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Villa with swimming pool in romantic Bale, 12 km from the sea!

Located in a peaceful setting near the charming town of Rovinj, this stunning 250 m² villa offers the perfect blend of modern comfort and Mediterranean charm.

Set on a spacious 1,300 m² land plot, it provides privacy and ample space for outdoor enjoyment.

The ground floor features a bright, open-plan design with an elegant kitchen, a spacious living room, and a dining area, all with direct access to a covered terrace. The terrace, equipped with a built-in fireplace, is ideal for relaxing or entertaining family and friends. This level also includes an additional bedroom with an en-suite bathroom, perfect for guests.

An internal staircase leads to the first floor, where four luxurious bedrooms await, each with its own en-suite bathroom and a terrace offering beautiful views.

This villa exudes style and attention to detail. The outdoor area is a true oasis, with a large pool and sun deck perfect for enjoying warm summer days. The landscaped garden, an additional outdoor restroom, and private parking add to the property's functionality and comfort.

Built in 2018, the villa is sold fully furnished and ready to become your new home or a lucrative investment in one of Croatia's most sought-after tourist destinations.

Don't miss this opportunity! For more information or to schedule a viewing, feel free to contact us.

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:
3680 €

Average price/m² of this type
in this region:
3532 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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