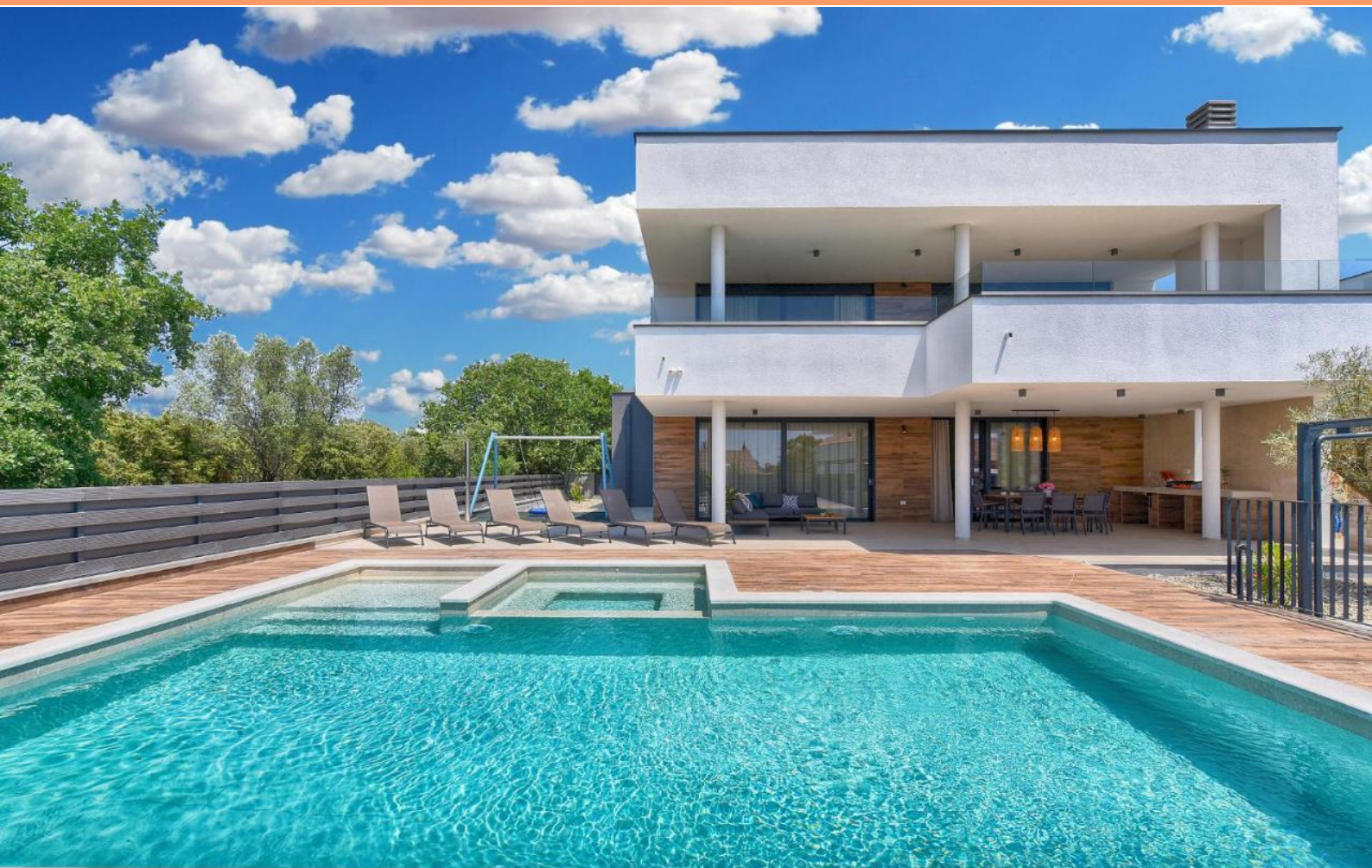


Villa

Peroj, Istria



Ref	RE-AB-PEROJ
Type	Villa
Region	Istria > Pula
Location	Peroj
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	342 sqm
Plot size	719 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 120 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Peroj, Istria



This is a luxury 5***** villa located in Fažana area, Peroj village, mere 500 meters from wonderful pebble beach, and boasting wonderful open sea views.

Total area of the villa is 342 sq.m., land plot is 719 sq.m.

The air-conditioned villa features four bedrooms, a living room with dining area of 50 sq.m., a fully equipped ultramodern kitchen, and three bathrooms with showers and complimentary toiletries, storage, fitness studio of 16 sq.m..

It is worth to mention amazing terraces of 70 sq.m. in total overlooking the sea and Brijuni islands.

Villa is offering a seasonal outdoor swimming pool, a garden, and a terrace, along with free Wi-Fi. The property provides stunning sea views and includes free private parking.

The villa includes barbecue facilities, making it ideal for outdoor relaxation.

Located 2.6 km from Badel Beach and 11 km from the Pula Amphitheater, the property is also conveniently situated 14 km from Pula Airport.

Legal details:

Villa is company-owned.

In case of sale of 100% shares in a company - price is 1 120 000 eur.

In case of sale of mere property - price is 1 400 000 eur

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.

Price per m²:
3275 €

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:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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Villa

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Villa

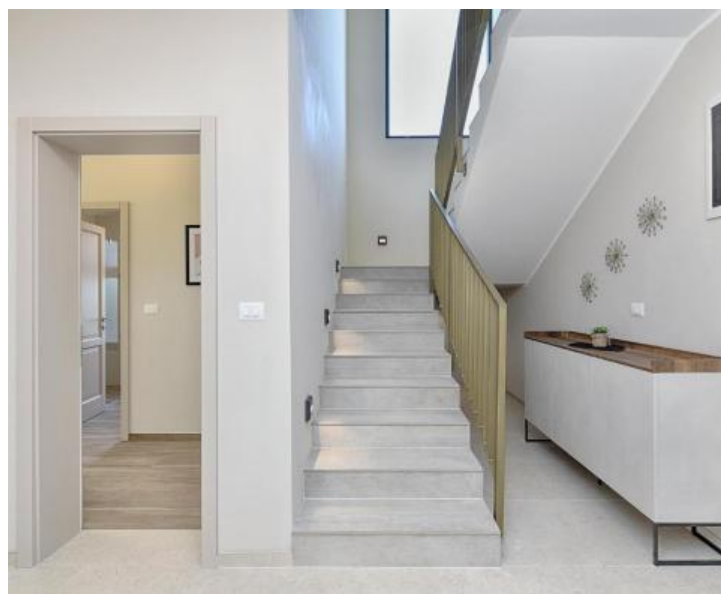
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