

Villa

Banjole, Istria



Ref	RE-U-37539
Type	Villa
Region	Istria > Pula
Location	Banjole
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	350 sqm
Plot size	1090 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 200 000

BANJOLE - Modern Villa with Pool, Just 300m from the Sea

Built on a 1,090 sq.m. plot, this luxurious villa spans 350 sq.m. and is equipped with the highest quality materials and state-of-the-art technology.

VILLA DESCRIPTION:

The villa is spread across two levels. On the ground floor, the entrance hallway leads to a bedroom with its own en-suite bathroom on one side, while on the other, it opens into a spacious, luxuriously equipped kitchen with an island, a dining area, and an open-plan living room—perfect for family relaxation and entertaining guests. Floor-to-ceiling glass doors allow ample natural light to flood the interior while providing direct access to the outdoor space, which includes a covered summer kitchen with a barbecue, pool access, and a sunbathing area.

An internal staircase leads to the upper floor, where three spacious bedrooms are located. Each bedroom has its own en-suite bathroom and direct access to a covered terrace. From the first floor, an external staircase provides access to the rooftop terrace, offering panoramic views of the surrounding nature and the sea.

The entire property features fan coil heating and underfloor heating for added comfort during the winter months. The windows are fitted with insect screens and automatic shutters.

OUTDOOR SPACE:

The villa is accessed via a paved road, and just beyond the electric gate, there are four parking spaces, as well as a large garage that accommodates two cars.

For maximum privacy, the main outdoor area is completely secluded. Here, you will find a heated swimming pool with a saltwater electrolysis system, surrounded by a sunbathing area. Adjacent to the pool is the previously mentioned covered summer terrace with a barbecue—an ideal spot for relaxation and socializing with family and friends.

The beautifully landscaped garden is adorned with lush Mediterranean plants, enhancing the outdoor experience. A centuries-old olive tree adds a special charm, while an automatic irrigation system ensures easy maintenance.

Additional outdoor amenities include:

- Outdoor gym
- Outdoor shower
- Guest restroom
- Storage space beneath the staircase

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- Utility storage for the boiler, water softening system, and heat pump

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:
6286 €

Average price/m² of this type
in this region:
3599 €

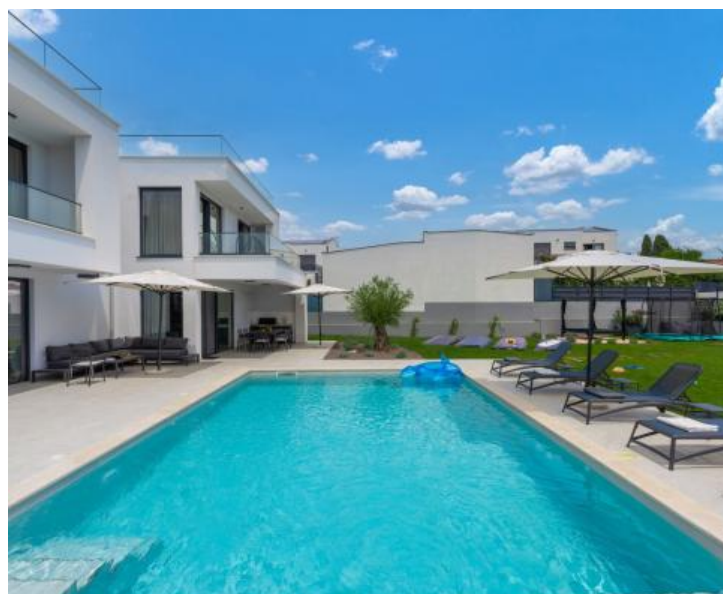
Median price/m² of this type
in this region:
3555 €

Average price/m² of this type
in Croatia:
4350 €

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

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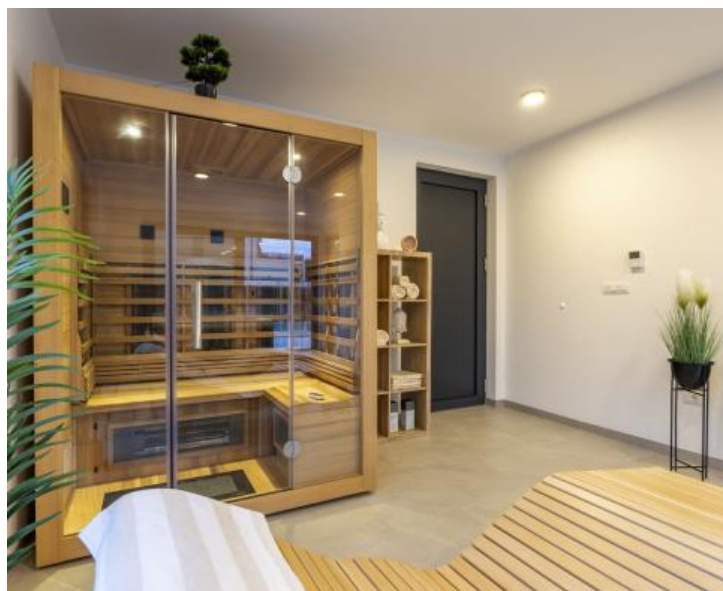
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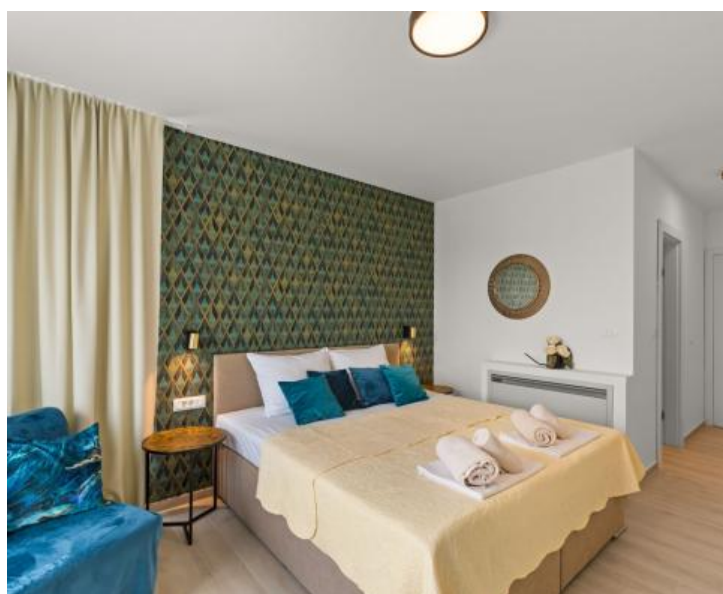
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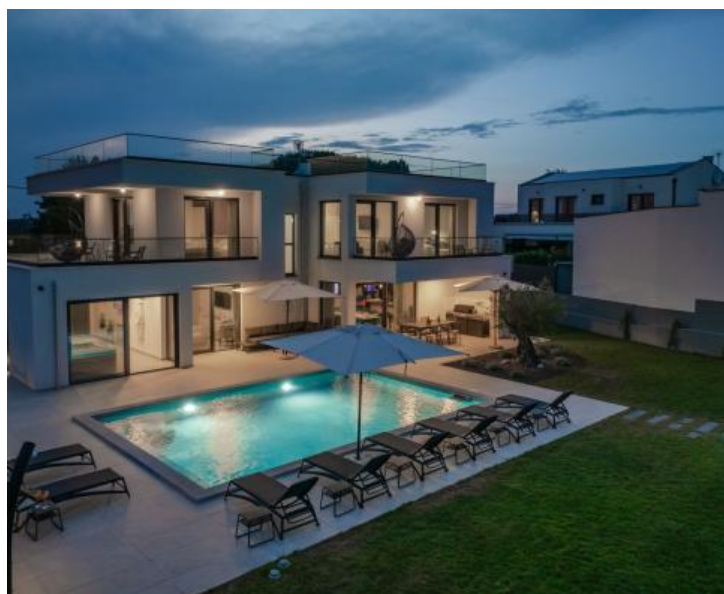
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