

Villa

Peroj, Istria



Ref	RE-U-37559
Type	Villa
Region	Istria > Pula
Location	Peroj
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	129 sqm
Plot size	527 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 575 000

Semi-Detached Villa Near the Sea with Spectacular Views in Peroj, 500 Meters From the Sea!

Finding a villa within walking distance of the sea, in a peaceful setting with few neighbors, is rare—but not impossible! We are proud to present just such a property.

This **semi-detached villa** is situated in a **fantastic location**, just a **5-minute walk** from the nearest beach and seaside promenades, offering breathtaking **sea views**.

Property Details

- **Total area:** 184.99 m² (including the yard and parking spaces)
- **Living space:** 129.87 m², spread over two floors
- **Features:** 4 air conditioning units, underfloor heating
- **Windows:** High-quality aluminum frames with installed mosquito screens

Interior & Layout

The **ground floor** features:

Entrance hallway

Open-concept **living room, kitchen, and dining area** with access to a **covered terrace**, surrounded by lush greenery for **total privacy**

The **first floor** offers:

3 spacious bedrooms, each with a private en-suite bathroom

Additional guest WC

A **large terrace** with **stunning panoramic views**, perfect for summer evenings

Outdoor Space & Extras

- **Small private pool** – ideal for children
- **500 meters from the sea**
- **Two private parking spaces**
- **Storage room** for tools or bicycles

Additional Information

Legal entity seller

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Energy certificate: C

Clear ownership (1/1), no encumbrances

Usage permit obtained

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:
4457 €

Average price/m² of this type
in this region:
3594 €

Median price/m² of this type
in this region:
3545 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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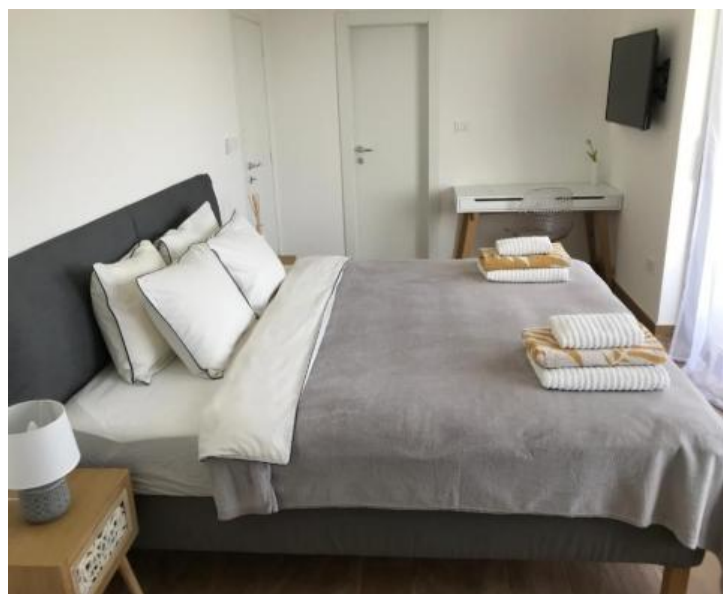
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