

Villa

Vodnjan, Istria



Ref	RE-U-37604
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	Yes
Distance to sea	5000 m
Floorspace	114 sqm
Plot size	451 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 480 000

New Villa with Sea View in Vodnjan Area, 5 km From the Sea!

ADRIONIKA proudly presents a stunning newly built **detached villa with a sea view**, situated in a fantastic location!

Located in a **quiet street**, this property offers the convenience of having all essential amenities within walking distance—an exceptional advantage for real estate in the Vodnjan area.

This modern villa is spread over **two floors**. The **ground floor** features a spacious open-plan living room with a kitchen, accentuated by large glass walls that provide direct access to the **pool and garden**. Additionally, this level includes a **bedroom with an en-suite bathroom** and a **guest toilet**. The **first floor** is accessed via an elegant staircase, leading to **two bedrooms with private terraces**, a **bathroom**, and a **utility room** designed for laundry and storage. A highlight of this villa is the **panoramic sea view** from the first-floor terraces, with one particularly spacious terrace offering various possibilities for maximum comfort and relaxation.

The villa of **115 m²** sits on a **451 m² plot**, featuring a **swimming pool** with pre-installation for heating. The landscaped garden includes **private parking spaces** and a **low-maintenance green area**, ensuring both beauty and practicality.

Technical Features:

This villa is built to the highest standards, ensuring top-quality comfort and energy efficiency. It includes underfloor heating with a **heat pump**, air conditioning in every room, and the option to install a **wood or pellet stove**. The anthracite-colored PVC windows come with **mosquito nets and electric shutters**, while **triple-layered glass** ensures excellent insulation. The flooring combines elegant **oak parquet** in the bedrooms and **high-quality ceramics** in the other areas. The villa has a **flat roof**, and the price includes **fences and glass walls**, which are currently being installed. It is constructed according to the **A+ energy certificate standards** and has **optical internet connectivity**. The property is **southwest-facing**, ensuring optimal natural light throughout the day.

The seller is a legal entity, meaning the buyer is **exempt from real estate transfer tax**. The ownership is clear, with no encumbrances.

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:
4211 €

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 €

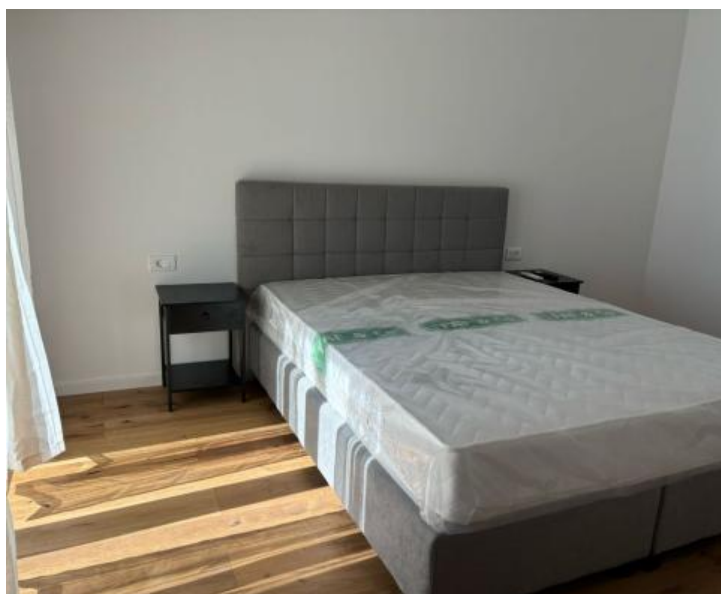
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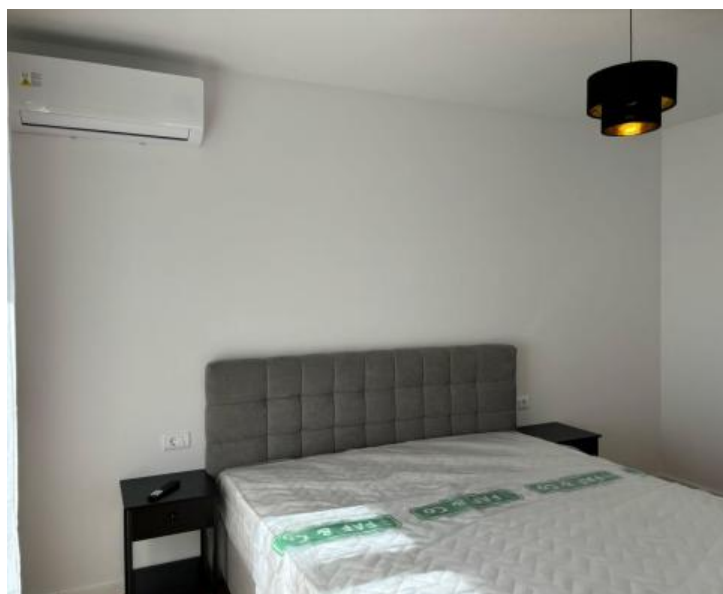
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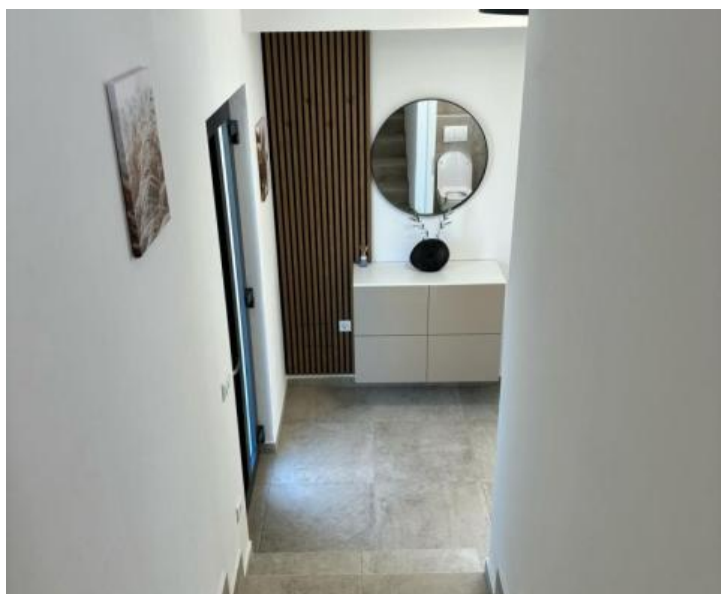
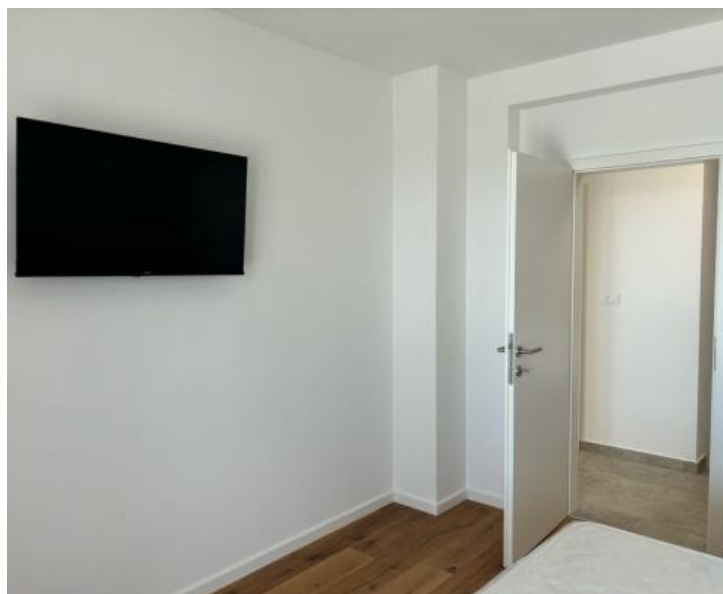
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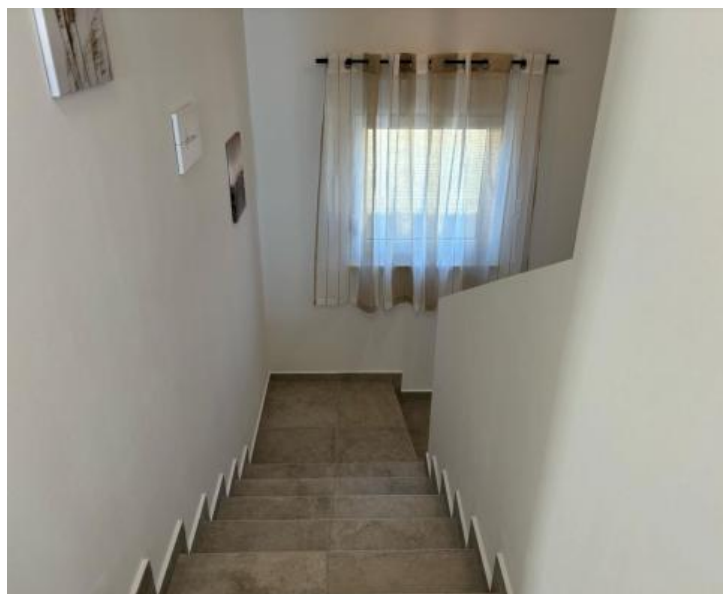
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