

House

Galižana, Istria



Ref	RE-U-38282
Type	House
Region	Istria > Pula
Location	Galižana
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	260 sqm
Plot size	1808 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 590 000

Charming Family House on a Spacious Terrain, 5 km from the Sea!

This beautiful, modern 260 m² single-story home sits on a generous 1,808 m² plot near Pula, in a peaceful location surrounded by olive groves and Mediterranean greenery.

The house features an entrance hallway, bathroom, laundry room, office, storage room, and three bedrooms. The heart of the home is an open-concept kitchen, dining area, and living room with a stunning wood-burning fireplace. Large glass doors lead from the living room to a covered terrace, perfect for outdoor relaxation with family and friends. Additionally, there are two uncovered terraces. The total living area of the house is 197 m².

The property also includes two additional smaller buildings: a 32 m² storage unit and a fully equipped 31 m² studio apartment.

Furnished with high-quality materials, the home exudes comfort and elegance. Heating is provided by a modern wood-burning fireplace with air circulation to the bedrooms. Air conditioning is installed, and central heating infrastructure has been prepared.

The well-maintained outdoor space is planted with diverse Mediterranean plants and 20 olive trees, creating a perfect natural setting. An automatic irrigation system ensures easy maintenance, while the spacious yard offers potential for adding a summer kitchen, swimming pool, or other amenities for outdoor enjoyment.

All essential services such as schools, kindergartens, public transport, and shops are within walking distance, making this an ideal home for family living.

Property Features:

- Intercom
- Security doors
- Air conditioning
- Triple-glazed aluminum windows with mosquito screens
- Satellite antenna
- Internet

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- Wheelchair accessible

Great opportunity!

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:
2269 €

Average price/m² of this type
in this region:
2752 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2892 €

Median price/m² of this type
in Croatia:
2582 €

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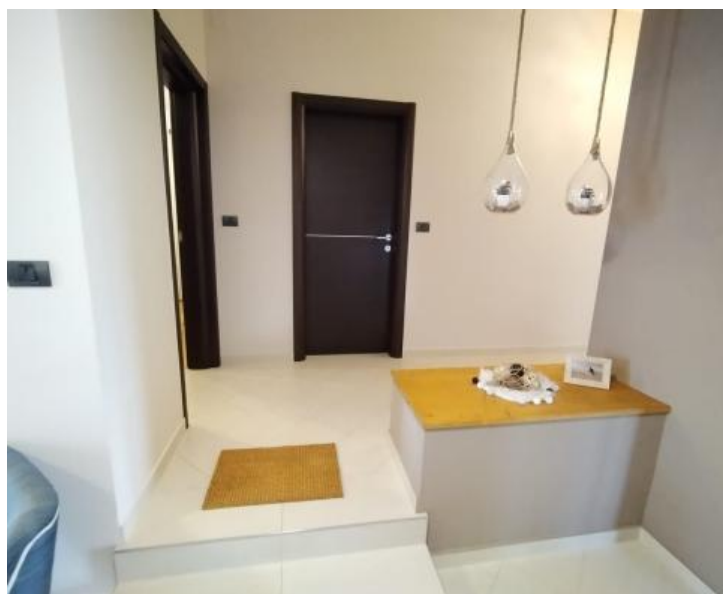
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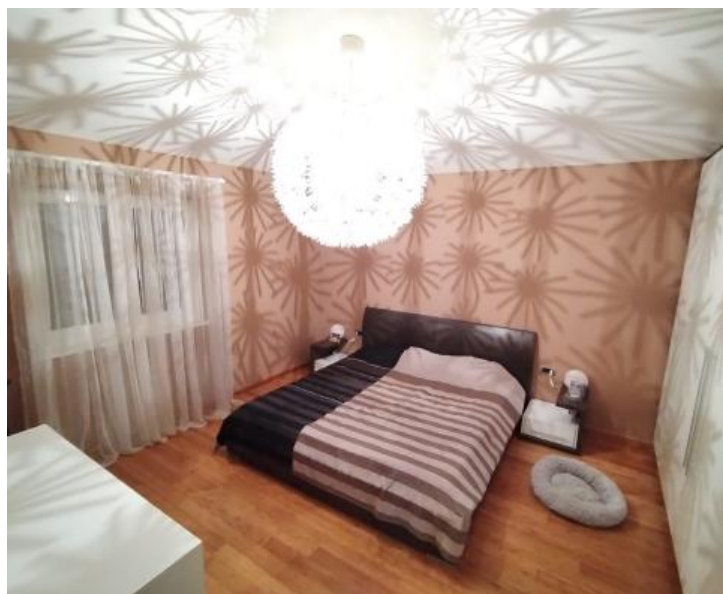
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