

Villa

Bale, Istria



Ref	RE-U-11404
Type	Villa
Region	Istria › Rovinj
Location	Bale
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	230 sqm
Plot size	712 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 1 050 000

A unique designer villa under construction in bale not far from booming Rovinj town!
Villa combines Istrian tradition and modern design, it is just 5 km from the sea.
Total surface is 230 sq.m. Land plot is 712 sq.m.

The villa consists of two floors; ground floor and first floor and is characterized by excellent spatial organization of interior and exterior.

The lower floor is marked by a space for living and relaxing the so-called 'living zone' which is united by three rooms connected in one point of contact: living room with dining area and kitchen. From the living room and the kitchen, by opening the aluminum movable rock, the basic living space continues unobtrusively into the covered summer kitchen space as an additional zone for relaxation and socializing.

The villa differs from the others by a special SPA area with sauna, separate toilet and shower area. It is located in the lower floor module separated from the other rooms by a glass hallway overlooking the greenery of the garden.

The villa opens to the exterior with a luxurious heated swimming pool, 9 meters long, uses state-of-the-art water treatment technology based on chlorine-free salt electrolysis, which constantly maintains high water quality and simplifies pool maintenance.

The swimming pool is surrounded on all sides by hedonistic spatial segments; so on the one hand there is a summer kitchen with a dining table on the covered terrace ideal for fun and spending time in the fresh air, while on the other there is a sun deck with sun loungers protected from outside views, ensuring the possibility of relaxing with maximum privacy. Specially prepared horticultural environment of Mediterranean plants and a lawn with automatic irrigation system is also used as an additional sun deck or relaxation area in several positions around the villa.

The villa stands out with its ultimate interior design and will be equipped with top designer furniture and high quality equipment and the buyer is currently involved in the selection of all interior items according to their wishes. The render shows a unique design solution of premium quality by a well-known Croatian master of design, which is included in the price and the final condition of the interior will be exactly as it is visible on the renders.

The specific interior design was marked by the bright color of the walls with natural materials such as natural Istrian stone and wood, and the floor was covered with high-quality brushed oak parquet. The villa is completely covered with underfloor heating system (all rooms) while in the pre-winter period heating is possible with air conditioning inverter units.

Technical elements:

Each room in the villa has its own designer indoor air conditioning inverter unit Mitsubishi, model Kirigamin ZEN and is additionally equipped with a video surveillance system with the ability to control via smartphone, alarm system, video intercom, remote opening of the parking gate, Wi-Fi system.

With the highest class of the special facade system BAUMIT; in a light tone of earth color, the villa was built with the aim of winning the rating of energy certificate of high class A, which leads to a comfortable life with minimal energy consumption.

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All openings on the villa are from reputable manufacturers; aluminum openings of the SHUCO brand. Access to the villa is provided from a private road and the fence and car and pedestrian entrance powered by a remote-controlled electric motor are made of the hottest environmentally friendly metal material Cortena - low-alloy steel, which in contact with air and water creates a unique rust color. The villa is built and equipped by local contractors and suppliers who operate and live in the area and remain available to the customer for any future services or necessary assistance.

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:
4565 €

Average price/m² of this type
in this region:
3532 €

Median price/m² of this type
in this region:
3344 €

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

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

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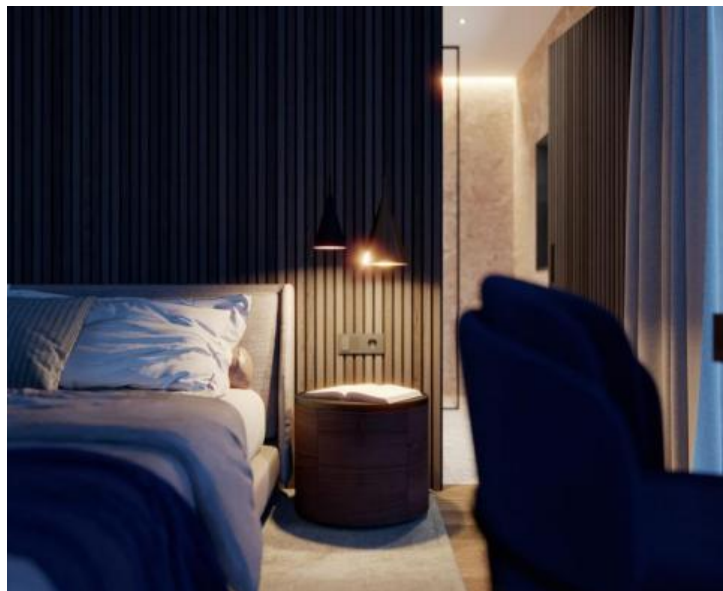
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