

Villa

Bale, Istria



Ref	RE-U-11399
Type	Villa
Region	Istria › Rovinj
Location	Bale
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	260 sqm
Plot size	859 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 050 000

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A unique designer villa in Bale medieval town region close to super-popular booming Rovinj!
Villa combines traditional Istrian architecture and modern design
It consists of one ground floor with a total area of 260 m² and is characterized by excellent spatial organization of interior and exterior. Land plot is 859 sq.m.

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 walls, the basic living space continues unobtrusively in the exterior.

The villa opens to the exterior with a luxurious 9-meter pool which uses the most modern water treatment technology based on salt electrolysis without the use of chlorine, 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 outdoor entertainment, while on the other side the sun deck and deckchairs are protected from outside views which provides the opportunity to relax with maximum privacy.

A specially prepared horticultural environment of Mediterranean plants and a lawn with an automatic irrigation system, is also used as a sun deck and a relaxation area in several positions around the villa. The villa stands out from the others with its ultimate interior design and will be equipped with top designer furniture and high quality equipment.

The buyer has a chance to be currently involved in the selection of all interior items according to their wishes. The render shows a unique premium design solution of a well-known Croatian master of design and the current price includes a fully furnished interior as seen 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. Additionally, the villa is completely covered with an underfloor heating system (all rooms) while in the pre-winter period heating is provided by air conditioning inverter units.

Special details:

Each room in the villa has its own designer indoor air conditioning inverter unit Mitsubishi, model Kirigamin ZEN, but also the villa is 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 German facade system BAUMIT; in a light earth tone, the villa was built with the aim of a high class A energy certificate.

All openings on the villa are from renowned manufacturers; aluminum openings from the SHUCO brand 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:
4038 €

Average price/m² of this type
in this region:
3527 €

Median price/m² of this type
in this region:
3325 €

Average price/m² of this type
in Croatia:
4353 €

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

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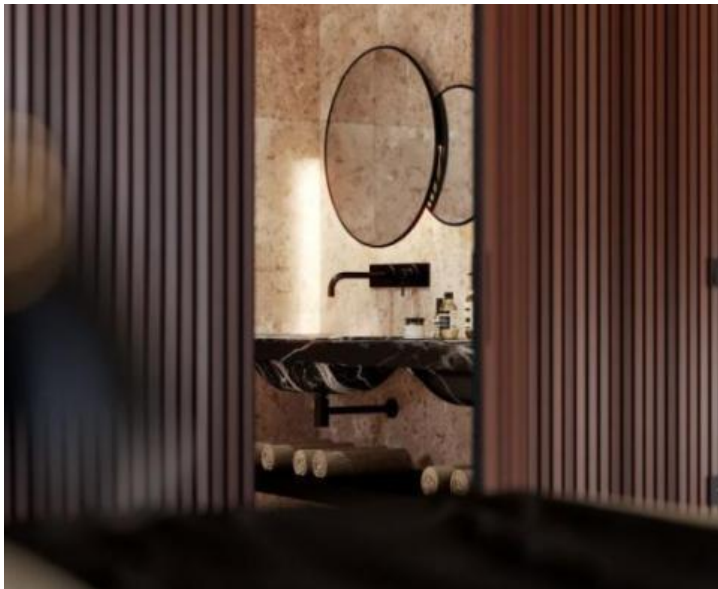
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