Villa
Grdoselo, Istria

Ref	RE-U-4099
Type	Villa
Region	Istria › Rovinj
Location	Grdoselo
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	350 sqm
Plot size	500 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 700 000

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Spacious villa of 350 m2 with swimming pool and two residential wings in the area of Pazin.
It is romantic Istrian hinterland which has a reputation of new Tuscany.
Villa was completely re-built in 2011. It wonderfully combines authentic elements like wooden beams, indoor fireplace with modern santechnics and jacuzzi.

The first residential unit consists of a spacious living room with fireplace, richly equipped kitchen, dining room and toilet on the ground floor, two bedrooms and a spacious bathroom with whirlpool tub and shower upstairs.
The second residential unit consists of a living room with access to the pool, dining room, equipped kitchen and bathroom with hydromassage shower on the ground floor, separate toilet and laundry room on the internal staircase and two bedrooms and a bathroom upstairs.

The villa is surrounded by a beautifully landscaped garden of 500 sq.m. with a swimming pool, facilities for children, garden, barbecue, covered terrace and parking for 5 cars.
The garden is fenced and ensures maximum privacy.
Wonderful views over green valleys and hills are opening from the villa.

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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Adrionika
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Price per m²:
2000 €

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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