

# Villa

## Vodnjan, Istria



<b>Ref</b>	RE-AB-VODNJAN
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Vodnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	394 sqm
<b>Plot size</b>	1060 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	Price upon request

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Impressive newly built luxury villa in Vodnjan area!

Villa is located cca. 1,5-2 km from the sea and benefits sea views!

Total area is 394 sq.m. Land plot is 1060 sq.m.

Villa offers hallway, four bedrooms with bathrooms en-suite, salon with modern kitchen, terrace, sauna.

On the territory there is a swimming pool, decorated garden with olive trees.

The pearl of the property is outdoor dining area with BBQ zone.

Parking is arranged for several cars.

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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Average price/m<sup>2</sup> of this type  
in this region:  
3606 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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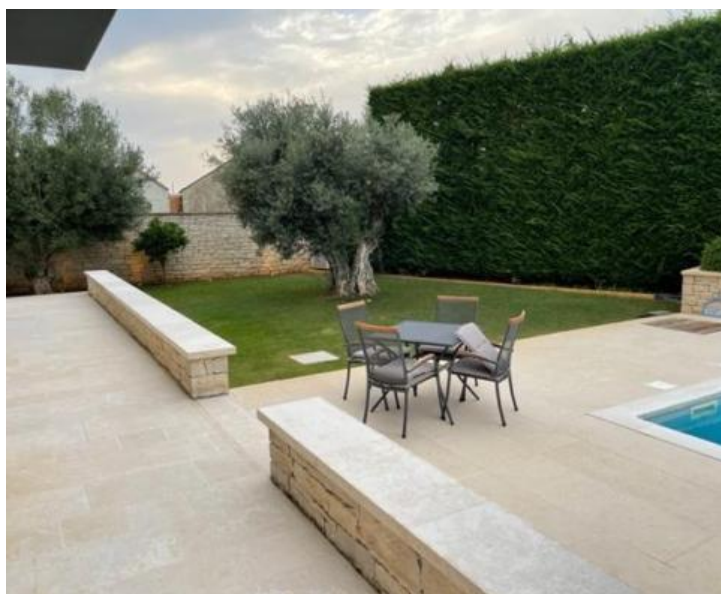


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