

Villa

Vodnjan, Istria



Ref	RE-U-15030-AB
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	Yes
Floorspace	297 sqm
Plot size	1000 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 650 000

Impressive villa under construction in Vodnjan area with Adriatic sea and Brijuni islands views!
Total surface is 297 sq.m. Land plot is 1000 sq.m.

Lower floor will offer entrance hall, toilet, storage and a large open space of 73.20 m² in which will be located a modern large kitchen with island, dining room and living room with fireplace. There will also be an Istrian-style tavern on the ground floor with a large fireplace and a wooden table with benches. The tavern will have its own separate storage room with a guest wc. Access to the tavern will be both from the inside of the house and from the outside of the house. On the ground floor there will be 3 large glass walls overlooking the swimming pool and an outdoor covered terrace with a large table.

Upper floor will offer 3 bedrooms, one of which is a master bedroom with private bathroom and wardrobe 25.50 m² and a terrace. Upstairs there will be also a study with a terrace, hallway, bathroom and storage, plus a space with a gym and sauna with toilet and shower, which will have an external entrance by stairs in front of which will be another covered terrace of 19.67 m² to enjoy after a hard workout.

The house will have access to a flat roof, where there will be a summer kitchen with a table to enjoy eating and drinking and a beautiful panoramic view.

All outdoor heating and cooling units of the house will be located on the rest of the roof.

The house will be equipped with high quality pvc carpentry, parts of the house will be lined with stone, in the interior of the house will be lined with high quality large tiles and quality sanitation.

Custom-made furniture will be made for the villa.

The complete villa will be a "smart" home, so that multiple displays, tablets and mobile phones will be able to control lighting, heating and cooling, swimming pool, blinds, video surveillance, etc.

Certainly the special gem of this villa will be the exterior in which a large overflow swimming pool of 60 m² will stand out, which will have a separate jacuzzi. The swimming pool will be heated, with salt water, a waterfall and ice lighting in colors and a shower. Next to the pool there will be a place to relax by the fire, which will be flush with the sun deck.

The summer kitchen will be equipped with all kitchen appliances, barbecue, bar with bar stools and TV to enjoy sports matches.

On the lower part of the land under the swimming pool there will be a volleyball and beach soccer field with its own lighting for evening play. Next to the playground behind the bench, there will be a storage room with pool equipment.

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:
5556 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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