

Villa

Vodnjan, Istria



Ref	RE-U-15110
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	No
Floorspace	240 sqm
Plot size	1200 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 650 000

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Modern detached villa for sale in Vodnjan area!

Total surface is 240 sq.m.m land plot around i 1200 sq.m.

Exceptional location surrounded by greenery and nature, which ensures complete peace and privacy, but also offers proximity to all facilities such as larger shops, restaurants, cafes, highway, school and public transport.

There are two levels.

On the lower floor there is a large space for socializing, 3 bathrooms, a bar, a fully equipped kitchen, a wood-burning fireplace and an outdoor terrace of 60 m².

The upper floor has a large open-space living room, a kitchen with a dining room and an exit to a spacious covered terrace. Also, on the upper floor there are 2 bedrooms, a large bathroom with a toilet, 2 storage rooms and an additional toilet.

On the plot of 1200 m² we find a large parking space for 10+ cars, an auxiliary building consisting of a summer kitchen, storage room, workshop and woodshed, and additional unused space that can be used as desired by the future owners. Size of the land allows to build a swimming pool.

The villa is equipped with 4 air conditioners, it is fully furnished and is being sold exactly as it is.

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:
2708 €

Average price/m² of this type
in this region:
3594 €

Median price/m² of this type
in this region:
3545 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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