

Villa

Vodnjan, Istria



Ref	RE-U-16187
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	128 sqm
Plot size	592 sqm
No. of bedrooms	3
No. of bathrooms	1
Price	€ 399 000

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Complex of the eight new attached villettas is offered for sale in Vodnjan area 7 km from the sea. Houses will be completed in Autumn 2024.

It is a turnkey system, with all construction and final works completed without furniture, as well as a completely finished and landscaped environment.

The offered house consists of a total of 128.90 m² of living space, which is divided into two floors. On the ground floor there is a smaller entrance hall from which you can access the larger "open space" space, which houses the larger kitchen, dining room and living room. From the same space there is a view and access to the garden through a large glass wall, which ensures enough daylight, which makes the space even warmer and more pleasant to stay in.

There is also a guest toilet on the ground floor.

On the the upper floor there are three bedrooms, one of which is the "master" bedroom with its own covered and sunny terrace and spacious bathroom en-suite.

The 592m² garden offers enough space for fun and relaxation with family and friends, as well as the possibility of setting up a smaller swimming pool and two parking spaces already planned.

The greenery is taken care of by an automatic irrigation system.

Great offer for this price.

It is possible to buy eight villa in a package.

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:
3117 €

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

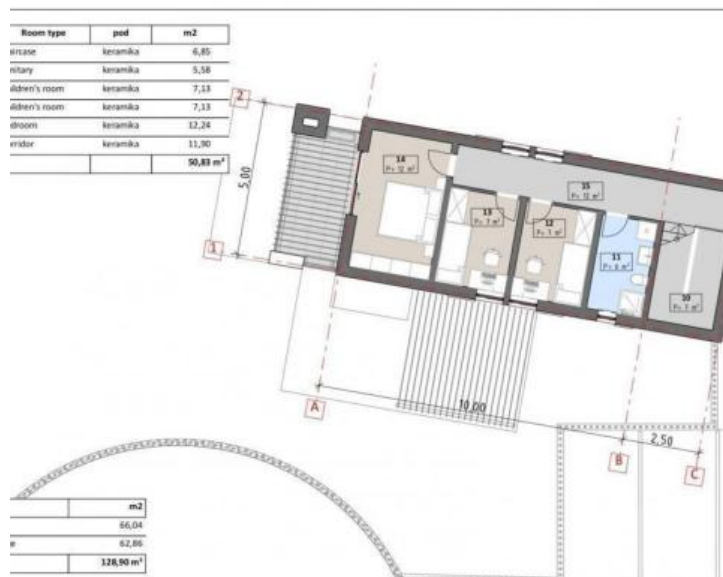
Median price/m² of this type
in this region:
3550 €

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

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

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