

# Villa

## Vodnjan, Istria



|                         |               |
|-------------------------|---------------|
| <b>Ref</b>              | RE-U-16185    |
| <b>Type</b>             | Villa         |
| <b>Region</b>           | Istria > Pula |
| <b>Location</b>         | Vodnjan       |
| <b>Front line</b>       | No            |
| <b>Sea view</b>         | No            |
| <b>Distance to sea</b>  | 7000 m        |
| <b>Floorspace</b>       | 136 sqm       |
| <b>Plot size</b>        | 454 sqm       |
| <b>No. of bedrooms</b>  | 2             |
| <b>No. of bathrooms</b> | 2             |
| <b>Price</b>            | € 399 000     |

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New semi-detached villetta for sale in Vodnjan cca. 7 km from the sea!  
Each large building is divided into two independent parts.  
Construction will be completed in Autumn 2023.

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

The house consists of a total of 136.81 m<sup>2</sup> of living space, which is divided into two floors.  
On the ground floor there is a smaller entrance hall from which you can access a larger "open space" area, which houses a larger kitchen, dining room and living room, guest wc. 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.

On the upper floor there are two bedrooms, each with its own bathroom, one of which is the "master" bedroom with its own covered and sunny terrace.

The 454m<sup>2</sup> 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

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 m<sup>2</sup>:  
2934 €

Average price/m<sup>2</sup> of this type  
in this region:  
3587 €

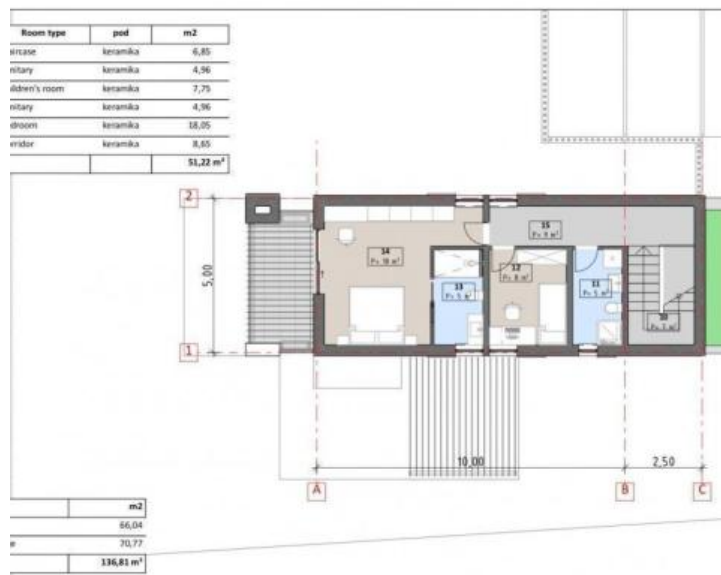
Median price/m<sup>2</sup> of this type  
in this region:  
3542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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