

Villa

Vodnjan, Istria



Ref	RE-U-10670
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	Yes
Distance to sea	5000 m

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Floorspace	537 sqm
Plot size	400 sqm
No. of bedrooms	8
No. of bathrooms	5
Price	€ 730 000

Magic villa with a view of the Brijuni Islands in Medieval Vodnjan!

The villa has a total living area of 537m² and consists of 5 residential units. Land plot with swimming pool is 400 sq.m.

On the ground floor there is a two bedroom apartment consisting of a hallway, living room, kitchen with dining area, two bedrooms, bathroom and a separate entrance.

Stairs lead to the first floor where there are three residential units, and these are one-bedroom apartments with separate entrances. The residential units on the first floor consist of a living room, a kitchen with a dining area, a bathroom, a bedroom and a balcony.

On the second floor there is a large spacious apartment consisting of three bedrooms, kitchen, living room, bathroom, toilet and a beautiful terrace that offers a direct panoramic view of the Brijuni Islands and Fažana.

The spacious apartment has many entertainment facilities such as billiards, table football and darts.

The garden of the villa is a real little fairy tale because of the beautiful facilities and details on it. Inside the garden is a beautiful pool with a waterfall that has beautiful painted walls in the background that create a special atmosphere. In the yard there is an outdoor table for undisturbed enjoyment, kažun inside which is located the external toilet, and a special detail that completes this small fairy tale is a restored well.

The villa also has a tavern with kitchen and fireplace and a handful of restored details from wooden beams to furniture which contributes to the complete atmosphere of this magical property. In addition to all the above, the villa also has its own small winery to complete the real little magic within this property. It is categorized as a 4**** star holiday home. The property also has a boiler room, engine room, three entrances to the house and two parking spaces.

The villa has air conditioning, potassium stove, pipes for central heating, as well as for heating with pellets.

The house was completely renovated in 2014. The villa is for sale furnished.

Amazing property!

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:
1359 €

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:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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