

Villa

Jadreški, Ližnjan, Istria



| | |
|-------------------------|-------------------|
| Ref | RE-U-18386 |
| Type | Villa |
| Region | Istria > Pula |
| Location | Jadreški, Ližnjan |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 5000 m |
| Floorspace | 175 sqm |
| Plot size | 567 sqm |
| No. of bedrooms | 4 |
| No. of bathrooms | 4 |
| Price | € 595 000 |

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Villa in Jadreski, Liznjan under construction.
Just 5 km from the sea.
Total floorspace is 175 sq.m. Land plot is 567 sq.m.

It consists of a ground floor and the first floor.
The ground floor offers one bedroom with its own bathroom, a living room, kitchen, dining room, guest toilet and large terrace of 20m².
The upper floor has hallway, three bedrooms with bathrooms en-suite and terraces.

A beautiful garden with outdoor swimming pool of 28 sq.m. an open terrace next to the swimming pool with a summer kitchen and utility room.
Excellent location of the villa, the land in front of the villa is of agricultural value and guarantees peace and an open view
to the greenery and the city, in the smaller town of Jadreški, which is only 3 km from Pula.

The construction of the villa began in December 2022, the planned completion of the works is scheduled for the beginning of July 2023.

Payment dynamics:

20% upon signing the contract
30% upon high roh-bau stage
30% upon completion of the works
the last 20% after obtaining the use permit.

The villa is built with high-quality materials and 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:
3400 €

Average price/m² of this type
in this region:
3606 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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