

Villa

Gračišće, Istria



Ref	RE-U-20376
Type	Villa
Region	Istria > Rabac-Labin
Location	Gračišće
Front line	No
Sea view	No
Floorspace	390 sqm
Plot size	898 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 1 500 000

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Lux villa in Gračišće, with indoor and outdoor swimming pools!

Unique modern concept!

There are three identical villas in the project - all of them are designed as vacation villas for larger families or groups of friends.

Total area of this villa is 390 sq.m. Land plot is 898 sq.m.

Construction will be completed in the end of 2023- beginning of 2024.

The villa is designed to represent a combination of traditional and modern architecture, its idyllic landscape and peace and meticulously arranged interior is all that is needed for a superb vacation and complete privacy. It will be fully furnished with quality and luxurious furniture.

On the ground floor, a spacious living room has been designed, which has a direct connection to the dining room and a high-quality kitchen with a large bar, so that a larger group of people can enjoy a perfect vacation. In a separate part, there is a **wellness area with an indoor swimming pool and a sauna.**

Upstairs there is another large terrace, three bedrooms with their own bathrooms, a luxurious home theater and a superbly equipped gym with a bathroom oriented towards the sun deck on the ground floor.

Here, the emphasis is on relaxing and socializing outdoors, so the **outdoor swimming pool** with sunbeds is particularly prominent. Between the living room and the kitchen there is a recessed and covered terrace, and on the north side a terrace with a barbecue covered by a wooden pergola. Both terraces are in direct connection with the sunbathing area, wellness and living room.

For heating and cooling purposes, ceiling air conditioning units, air/air heat pumps will be installed. 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.

Price per m²:
3846 €

Average price/m² of this type
in this region:
3135 €

Median price/m² of this type
in this region:
3121 €

Average price/m² of this type
in Croatia:
4345 €

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

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