House
Gališana, Vodnjan, Istria

Ref	RE-U-20672
Type	House
Region	Istria › Pula
Location	Gališana, Vodnjan
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	138 sqm
Plot size	420 sqm
Price	€ 339 000

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House under construction in Gališana, Vodnjan cca. 5 km from the sea, with wonderful sea views!
Total area is 138 sq.m. Land plot is 420 sq.m.

It is a modern two-story house in a quiet location in the ROH BAU design and is being sold as such.
On the ground floor there is a hallway, an open space living room with a kitchen and a dining room, and from the living room through a glass wall there is a terrace where a summer kitchen is provided.
The stairs lead to the first floor, where there are two bedrooms with private bathrooms and a large, spacious terrace with a view of the sea in the distance (Fažana, Brijuni).

PVC joinery has been installed (anthracite color on the outside), utilities, water and electricity connections have been paid for.
There is a garage of 25 sq.m. with two entrances and opening via an electric controller on the garden plot, and there is space for a swimming pool on the garden plot.
The property is surrounded by two other holiday homes in a quiet street, and in front of the house it is not possible to build a building.

It remains for the future owners to complete the construction work, and arrange and equip the house according to their own wishes and needs.
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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Real Estate in Croatia

Price per m²:
2457 €

Average price/m² of this type
in this region:
2751 €

Median price/m² of this type
in this region:
2654 €

Average price/m² of this type
in Croatia:
2878 €

Median price/m² of this type
in Croatia:
2575 €

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