

Villa

Galižana, Vodnjan, Istria



Ref	RE-U-20769
Type	Villa
Region	Istria > Pula
Location	Galižana, Vodnjan
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	121 sqm
Plot size	1200 sqm

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No. of bedrooms	2
No. of bathrooms	3
Price	€ 593 000

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This beautiful newly built one-story villa under construction in Galižana is for sale. It is located on a plot of 1200m², while it is residential area of villa itself is 121m². It consists of a covered entrance, vestibule, living room with kitchen and dining room of a total of 38m², hallway, two bedrooms with private bathrooms, third bathroom with sauna or laundry and covered terrace of 21 m².

On the spacious land there is another auxiliary building of approx. 30 m².

The completely fenced land is also adorned with olive trees that are about 50 years old.

Specifications of the object itself:

Construction details:

- reinforced concrete foundations
- basic reinforced plate, foil w3 (papa)
- masonry: reinforced concrete construction / Unitherm z bricks, anti-seismic columns
- roof: pitched roof: infills and beams, reinforced concrete slab connected to anti-seismic columns and foundations, insulation on the roof from styrofoam and styrodura, a total of 16 cm. and covered with 3 coats of glue and mesh, foil w4 (pop), tile.
- brick partition walls
- floor: electricity and water installations installed on the floor, covered with styrofoam and styrofoam insulation of a total of 10 cm and concrete layer of 10 cm

Isolation:

- combination of Styrofoam and Styrodur: floor 10cm, roof 16cm, walls 5cm
- foil w3 and w4

Joinery:

- two-layer PVC carpentry filled with colored argon (wood imitation), large sliding glass wall in living room/dining room, Maco Italian fittings, top quality joinery, German brand of metal handles (door handles and semi-olive windows) colors - gold / stainless steel, aluminum blinds (only in the rooms) brown, mosquito nets on all windows, bathroom windows with fogged glass, anti-reflective glass on all windows.

Interior:

- top quality Italian tiles (Tuscania Ceramiche) in large format (floors 90x90, bathrooms 60x120, terraces 45x60)
- supply pipes ALUPEX insulated
- suspended ceilings with plasterboards

Sanitary rooms:

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- shower set: mixer/handle and overhead shower marche PAFFONI model Belinda
- Paffoni Belinda faucet
- Geberit Variform surface-mounted round sink (each bathroom in the rooms has 2 sinks, the third bathroom has one sink).
- Geberit wall-mounted toilet bowl
- Geberit built-in duofix water boiler, sigma 20 button
- shower channel voxort duo inox
- glass rock voxort
- walk in shower
- boilers Ariston 50l

Heating and cooling:

- air conditioning in all rooms
- wood stove of 7kwh

The property is currently under construction, but it is in the final stages and will be sold as a finished product for the advertised price. turnkey system.

A truly beautiful property that offers the opportunity to start a peaceful family life or as a safe return on investment through rental for tourist purposes.

By the end of the 5th month, the facade and the interior will be finished, and we will publish new pictures as the works progress.

Thanks to a rich history whose traces can be found since ancient times, a very suitable climate and exceptional natural beauties united in a unique combination of the green interior and the blue coast of the Adriatic Sea, Vodnjan and its surroundings will delight you with its charm and cultural heritage, as well as a variety of activities. It is just several km from Pula and slightly more than dozen km from international Pula airport.

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:
4901 €

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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