

Villa

Vodnjan, Istria



Ref	RE-U-24091
Type	Villa
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	Yes
Distance to sea	9000 m
Floorspace	460 sqm
Plot size	5800 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 2 000 000

Beautiful luxury villa with olive grove of 5800 sq.m. in Vodnjan area!
This magnificent property is located 9 km from the sea and benefits wonderful distant sea views.

In an isolated and quiet location in Vodnjan we discover a stunning luxury villa with a total size of 460 m², located on a plot of 5800 m².

The villa was built in 2018 and during the construction, the highest quality materials were used.

This beauty consists of 2 separate apartments, one on the ground floor while the other is located on the first floor. Both apartments have their own separate entrances.

On the ground floor of the villa there is an apartment with living room and kitchen, pantry, bathroom, toilet, bedroom, gym and sauna.

Upstairs there is a large living room, 3 bedrooms, 3 bathrooms and two terraces.

The villa as such has a total of two living rooms, one kitchen, four bedrooms, five bathrooms, one toilet, a separate area with a gym and sauna, three pantries and a separate tavern. In the yard there is a large swimming pool of 35 m² and right next to it is a tavern with a fireplace.

What makes this villa very interesting is the fact that it has as much as 5800 m² of garden on which is located a small children's park, two garages, barbecue and part of the land with planted 120 olive trees. The villa also has an olive grove with 120 olive trees that are 20 years old. Heating in the house is through air conditioners, and through the house is installed underfloor heating, which is located in all rooms except the bedrooms. There are solar panels on the roof of the house, and the villa has two separate entrances. Rear entrance with 2 cars and at the front entrance with space for 4 more cars + two garages. Given the quality of construction, the location where this villa is located, the size of the building and garden, the facilities that the villa offers, the huge olive grove that belongs to this property, this villa is a unique opportunity for people who love their own peace and nature. The villa can be used for private life, but also for rent since it is categorized and has so far been rented to tourists. The location provides peace and quiet, and yet is close to all necessary basic facilities.

Thanks to the rich history whose traces can be found since ancient times, very favorable climate and exceptional natural beauty combined in a unique combination of green interior and blue coast of the Adriatic Sea, Vodnjan and its surroundings will delight you with its charm and cultural heritage and a diverse range of activities. Vodnjan is a recognizable Istrian gem when it comes to top gastronomic experiences. But he is also proud of his cleverly renovated old stone houses. Villas in Vodnjan are enriched with additional facilities such as swimming pools and imaginatively landscaped gardens and therefore guarantee a quality vacation.

Renting villas in Vodnjan is becoming an increasingly popular way to relax during a visit to this area. Enjoy all the benefits of the fruits of the land of red soil and experience unforgettable moments in our villas.

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:
4348 €

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:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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