

House

Galižana, Vodnjan, Istria



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Ref	RE-U-25793
Type	House
Region	Istria > Pula
Location	Galižana, Vodnjan
Front line	No
Sea view	Yes
Distance to sea	5000 m
Floorspace	138 sqm
Plot size	420 sqm
Price	€ 389 000

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Modern house with a sea view in Galizana, cca. 5 km from the sea and close to the centre of Pula!

For sale is a modern two-story house in a quiet location in the ROH BAU design and is being sold as such, in a present condition.

The living area is 138 m² (net) and is located on a plot of land of 420 m².

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 there is a summer kitchen, then one bedroom with its own bathroom, a utility room, and a storage room.

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).

There is a 25 m² garage 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.

It is a new house of your dreams!

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:
2819 €

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:
2884 €

Median price/m² of this type
in Croatia:
2590 €

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