

House

Galižana, Vodnjan, Istria



Ref	RE-U-26869
Type	House
Region	Istria > Pula
Location	Galižana, Vodnjan
Front line	No
Sea view	Yes
Distance to sea	5000 m
Floorspace	217 sqm
Plot size	2927 sqm

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No. of bedrooms	2
No. of bathrooms	1
Price	€ 750 000

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A unique rustic house with a view of the Brijuni Islands in Galizana between Pula and Rovinj!
Total area is 217 sq.m. Land plot is 2927 sq.m.

This distinctive residence spans 170m² and comprises an entrance hall, kitchen, dining room, living room, bathroom, toilet, two bedrooms, and a covered veranda of 25m². The house features a flat roof accessible via external stairs, transformed into a spacious terrace offering breathtaking views of Fažana Bay and the Brijuni Islands, with the option to install a jacuzzi. Carefully curated rustic furniture with modern accents adorns the interior, centered around a large fireplace in the living room, doubling as a heating source in winter. Additionally, gas central heating and three air conditioners ensure comfort throughout the year.

A substantial 60m² wine cellar accompanies the large garage located behind the house. The expansive garden, embellished with 35 olive trees, some up to 250 years old, complements the property. In September 2022, new ceramics were installed, and the facade received a refreshing update. The house is offered for sale fully furnished. Privacy is guaranteed by the surrounding wall, and new owners have the option to add a swimming pool to the premises.

The property boasts an alarm system and cameras, enhancing security. Its prime location, coupled with the captivating sea views, positions it as an ideal investment for seasonal rentals or as a serene home away from the urban hustle, yet conveniently close to essential amenities. The ownership is clear, free from encumbrances, making it a compelling opportunity for those seeking an extraordinary dwelling.

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:
3456 €

Average price/m² of this type
in this region:
2762 €

Median price/m² of this type
in this region:
2664 €

Average price/m² of this type
in Croatia:
2891 €

Median price/m² of this type
in Croatia:
2582 €

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