

Villa

Ližnjan, Istria



Ref	RE-U-27200
Type	Villa
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	227 sqm
Plot size	525 sqm

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No. of bedrooms	4
No. of bathrooms	5
Price	Price upon request

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Wonderful new villa in Liznjan, 2 km from the sea!

Total area is 227 sq.m. Land plot is 525 sq.m.

The villa is designed as one residential unit that extends over two floors; ground floor and first floor.

The ground floor level consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace. The floor plan is complemented by a wellness area with a sauna and a bathroom, a laundry room, a guest toilet, a storage room and a technical room.

The upper floor level consists of four bedrooms with their own bathrooms and exits to the terrace with a view of the sea and the surrounding area.

The garden is horticulturally and environmentally decorated, completely fenced and contains a swimming pool with a sunbathing area and parking spaces.

This new building in an attractive location is an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

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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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 €

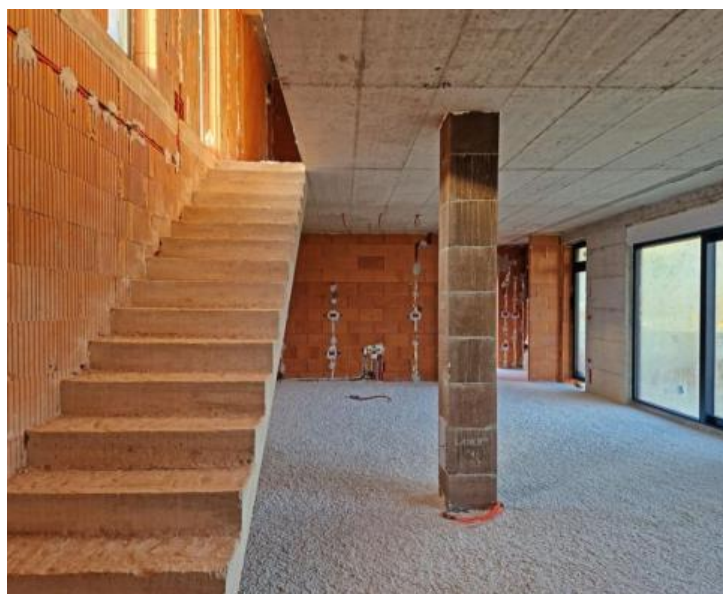
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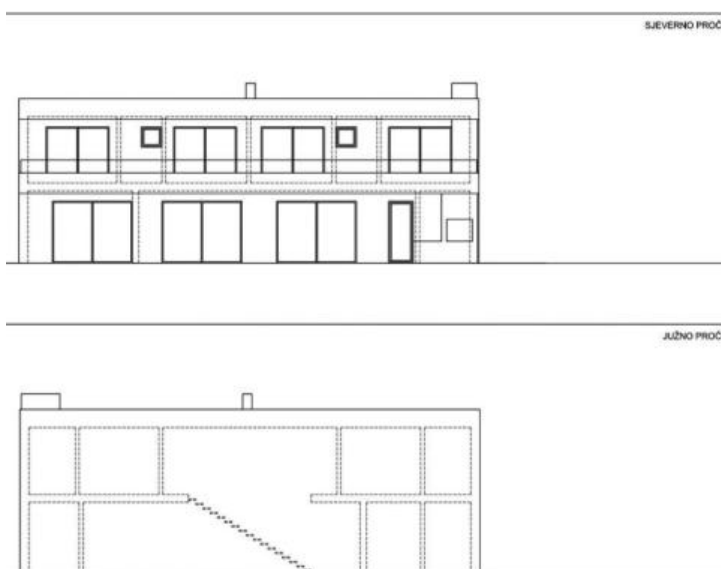
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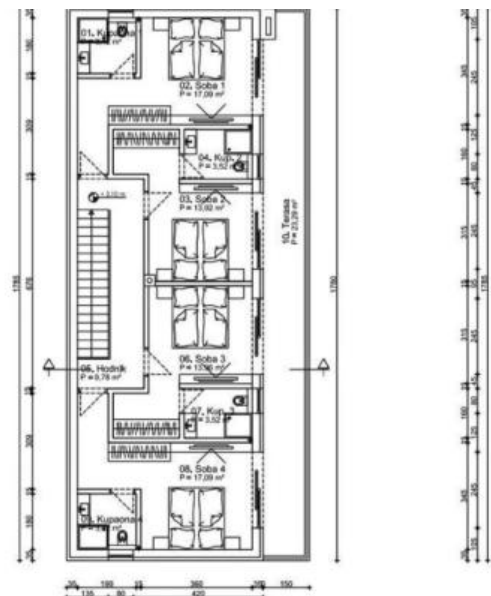
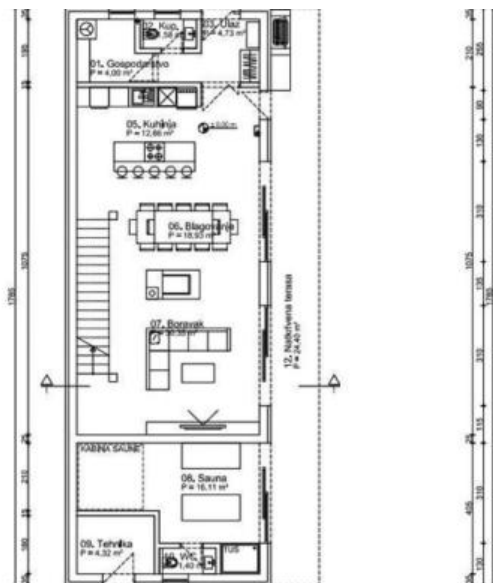
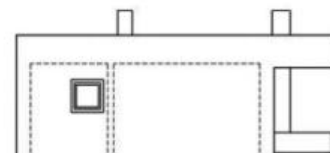
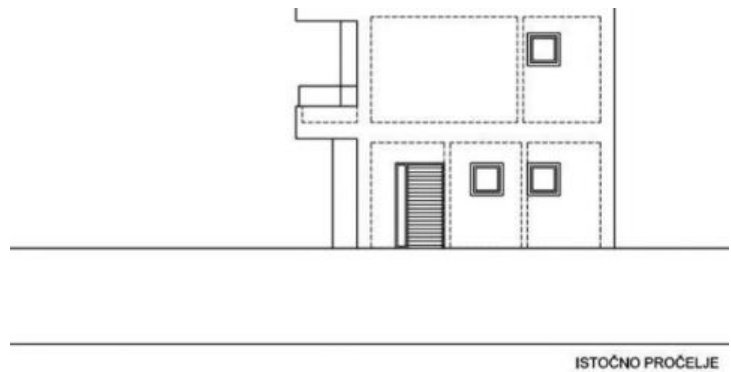
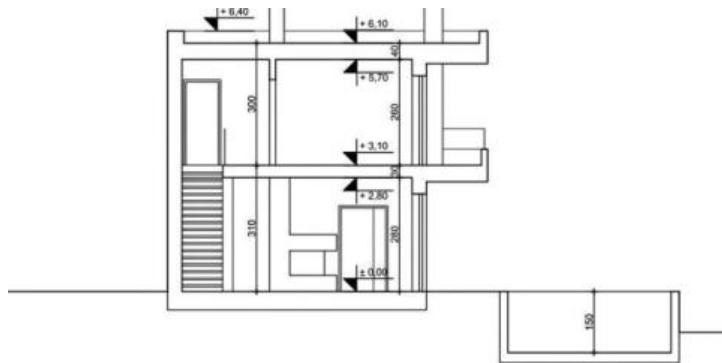
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