

Villa

Ližnjan, Istria



Ref	RE-U-28058
Type	Villa
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	115 sqm
Plot size	288 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 455 000

Semi-detached villetta in Liznjan cca. 1 km from the sea!
Total area is 115 sq.m. Land plot is 288 sq.m.

The property will span two floors.

On the ground floor, there is an open-space living room with a kitchen and dining area. From the living room, there is access to a covered terrace, which connects to the garden with a swimming pool. Additionally, the ground floor features a toilet, storage room, an extra room, and a smaller terrace.

On the first floor, three bedrooms are situated, one of which has its own terrace, along with two bathrooms.

Additional information and advantages:

The property is planned to have a swimming pool of 15 sq.m. with provisions for a heated swimming pool.

The heating and cooling system will involve air conditioners and underfloor heating using a heat pump in the bathrooms.

The windows to be installed are PVC.

A parking space with an electric car charging station is also included.

START OF CONSTRUCTION: 9/24

COMPLETION OF CONSTRUCTION: 9/25

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:
3957 €

Average price/m² of this type
in this region:
3594 €

Median price/m² of this type
in this region:
3545 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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