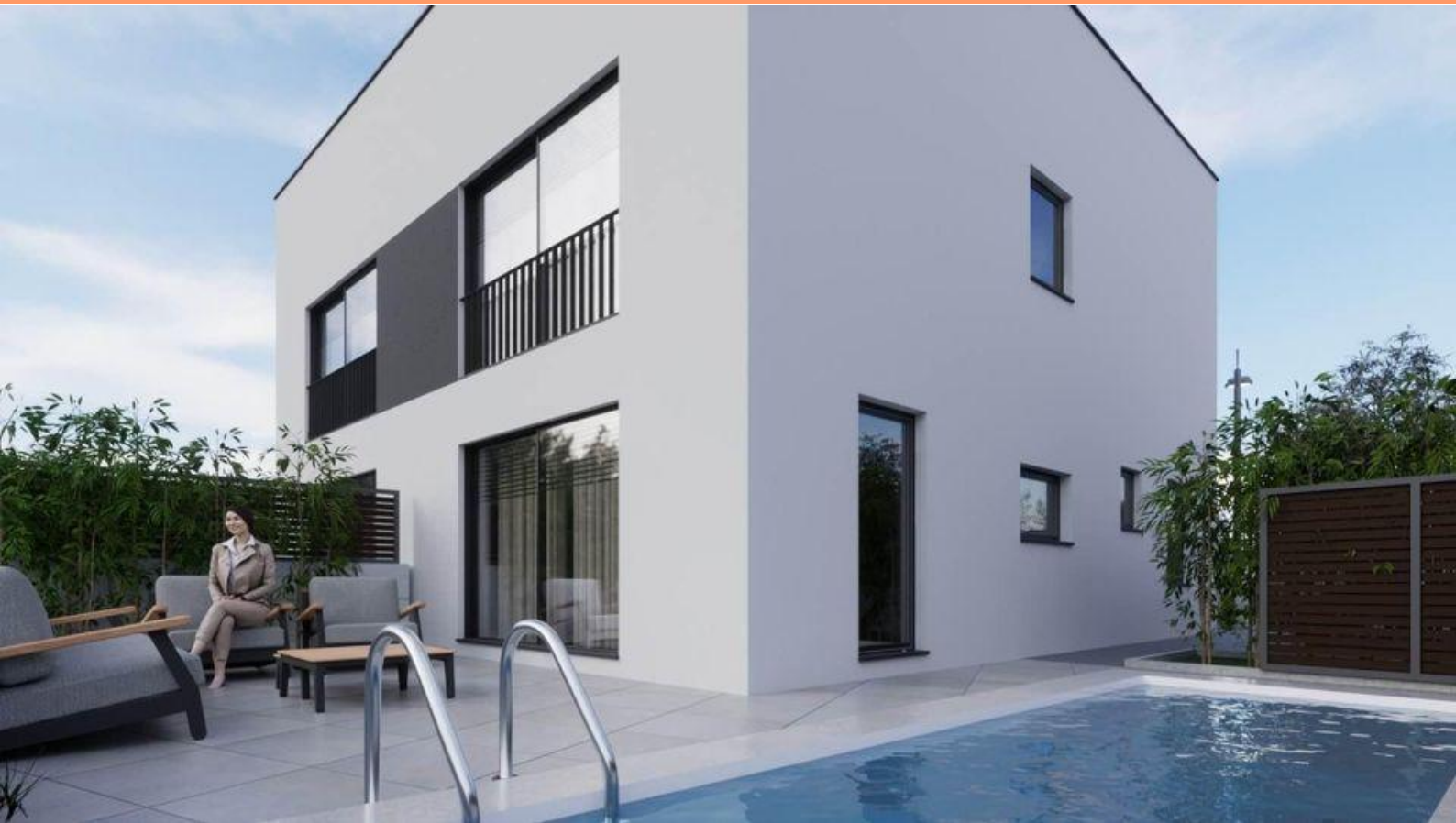


Villa

Peroj, Vodnjan, Istria



Ref	RE-U-29754
Type	Villa
Region	Istria > Pula
Location	Peroj, Vodnjan
Front line	No
Sea view	Yes
Distance to sea	1100 m
Floorspace	111 sqm
Plot size	90 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 429 000

Villa

Peroj, Vodnjan, Istria



Semi-detached modern house with swimming pool in Peroj, with sea views!
Total area is 111 sq.m. Land plot is 90 sq.m.

A stylish semi-detached house with a swimming pool is available for sale in the Peroj neighborhood. The ground floor features a well-appointed living area, complete with a kitchen, a spacious living room, a bathroom, and a bedroom with direct access to the garden. Upstairs, there are two additional bedrooms and a bathroom, along with access to a rooftop terrace boasting stunning sea views.

This contemporary home boasts sleek and simple architectural lines. The swimming pool has a generous size of 17.50 m² and is situated within a secure, 90 m² fenced plot. High-quality, modern materials will be used throughout the construction process. Prospective buyers have the opportunity to customize the home by selecting materials, colors, and equipment. The listed price includes a fully finished, turnkey property.

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.

Villa

Peroj, Vodnjan, Istria



Price per m²:
3865 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

Average price/m² of this type
in Croatia:
4345 €

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

Villa

Peroj, Vodnjan, Istria



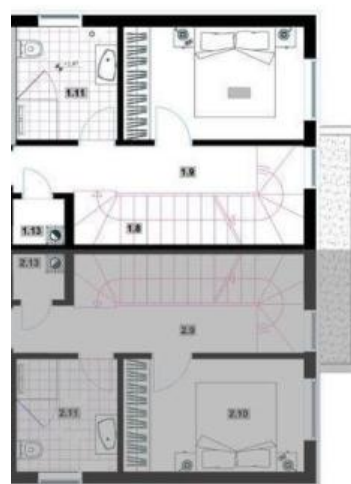
Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
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Villa

Peroj, Vodnjan, Istria



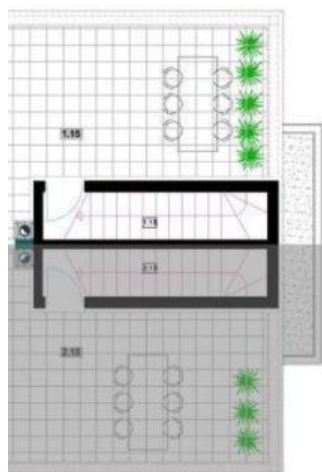
GROUND FLOOR / Erdgeschoss	
Apartment 1 / Wohnung 1	Netto
1.1. Covered entrance porch / Überdachte Eingangshalle	P= 2,31
1.2. Hall / Flur	P= 6,6
1.3. Bedroom / Schlafzimmer	P= 6,0
1.4. Bathroom / Badezimmer	P= 3,2
1.5. Kitchen and dining room / Küche und Esszimmer	P= 13,1
1.6. Living room / Wohnzimmer	P= 13,1
1.7. Wardrobe / Kleiderschrank	P= 3,91
TOTAL S1 netto/reduced netto	P=48,18



FIRST FLOOR 1 / 1 Stock	
APARTMENT 1 : Wohnung 1	Netto m
1.8. Stairs / Treppe	P= 5,90 m
1.9. Hall / Flur	P= 5,78 m
1.10. Bedroom / Schlafzimmer	P= 10,24 m
1.11. Bathroom / Badezimmer	P= 5,73 m
1.12. Bedroom / Schlafzimmer	P= 18,08 m
1.13. Storage / Abstellkammer	P= 1,00 m
TOTAL S1 netto/reduced netto	P=46,73 m
Gesamtwohnfläche S1 Netto / reduziertes Netto	

Villa

Peroj, Vodnjan, Istria



ROOF TERRACE / Dachterasse	
Apartment 1 / Wohnung 1	Netto
1.14. Stairs / Treppe	P= 7,05
1.15. Roof terrace / Dachterasse	P= 42,01
TOTAL S1 netto/reduced netto Gesamtwohfläche S1 Netto / reduziertes Netto	P=49,1