



## A project of Stone villa in Istria with a pool and sea view

460.000 €

2.421 €/m<sup>2</sup>

We are presenting a stone villa construction project, with sea view in Peroj in Istria, in front of National park Brijuni, just 500 meters from sandy beaches.

Villa project currently is made as a conceptual design, which can be altered depending on requirements of future owners.

The start of construction is planned after harmonizing the conceptual design with customers and within 90 days, as required for obtaining a building permit. When it comes to this type of object, it is necessary approximately 12 months from the start of construction to moving in.

According to a project, the stone villa is planned to be constructed on a 631 square meters area, with a total of 190 square meters of net area.

The ground floor consists of living room, kitchen with dining room, two bedrooms, two terraces, and one technical room total 150 sqm area.

The first floor includes a platform, bedroom, wardrobe, bathroom, and loggia total of 40 sqm area.

Stone house is sold by the turnkey process, and in the first phase, with 800 sqm terrain area and 190 sqm net area, it is included:

- exterior and interior wooden doors (without stone erta)
- all facade works by the project (no stone)
- plumbing and electrical
- ceramic tiles or parquet in all rooms
- connections for infrastructure (water, the electricity of 7 kW and city sewage)
- three air-conditioners with inverter
- lawn and automatic irrigation systems
- video surveillance
- fireplace on wood
- surrounded by a wire with a main plot and side door

The price does not include the following works:

- facade and wall lining with stone (due to the specificity and complexity of performance)
- central heating

## Summary

Location	Vodnjan	Property ID	1166
Price	460.000 €	Type	house
Area	190 m <sup>2</sup>	Land area	631 m <sup>2</sup>
Bedrooms	3	Bathrooms	3
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	2.421 €	Real estate transfer tax	3%
Energy certificate	Not obligatory	Subtype	detached, family house, villa

## Distances

Center	500 m
Sea	650 m
Pula airport	16.5 km
School	800 m
Store	300 m
Trst airport	153 km
Near a bigger city	12.4 km
Rijeka airport	122 km
Venezia airport	278 km
Transportation	200 m

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