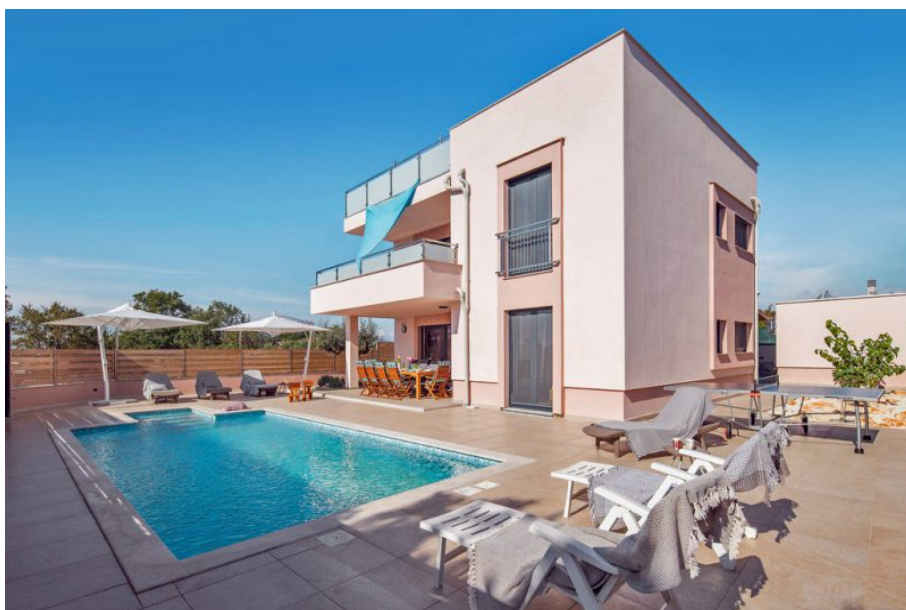


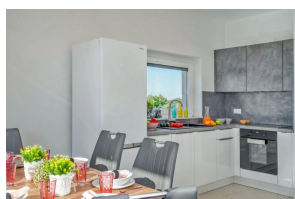
## Croatia – Modern Villa with a swimming pool and a spectacular sea view

990.000 €



### Property details

Type:	House
Bedrooms:	4
Land included:	500 m2
Size:	344,13 m2
City:	Peroj
Built:	2019



## Description

Attractive modern Villa located in a small seaside Istrian town of Peroj, only 3km away from the town of Fažana and 13km from the largest Istrian town Pula.

The Villa was built in 2019 with a selection of high quality materials.

The Villa is 344.13 sqm of gross area and 196.70 sqm of living area and consists of a ground floor, first floor and an open terrace at the top (possibility of conversion into an additional floor).

There are two units (apartments) in the building, each with its own entrance and can be also used individually.

Ground floor apartment consists of a kitchen with a lovely dining area and a spacious living room, two bedrooms and a bathroom. From the living room area there is access to a large outside area with a very nice swimming pool.

Apartment on the first floor has same floor layout as the one on the ground floor. From the living room, there is access to a spacious balcony with a beautiful sea view, and the bedrooms each have their own French balcony.

On the top floor, there an extremely spacious and sunny terrace with a beautiful view of the sea and Briones, with a hot tub.

There is an additional, smaller building with an apartment for 2 people, with a total gross area of 17.40 sqm.

Parking space for 4 cars in the courtyard.

Heating is regulated by underfloor heating and central heating, cooling by air conditioning. There are three air conditioners on each floor. Facade insulation is made of Styrofoam 15 cm thick.

The whole villa has a capacity for about 12 people (6 on each floor) and an additional building can host two. For the summer season 2022, the capacities are already quite full to the end of September 2022. The villa can be sold as such and the existing reservations can be transferred to the new owner, so the investment is immediately profitable.

The building has a valid Building permit and is in the final phase of obtaining an Occupancy permit. Since 2019, it has been rented out for tourist purposes and brings a nice return.

The villa is located in a very sunny location, only 600m from the beach. In the immediate vicinity is all the important infrastructure from bars, shops, pharmacies, market...

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT