

House

Marčana, Istria



Ref	RE-U-30234
Type	House
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	207 sqm
Plot size	1243 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 440 000

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A detached house in Marčana is for sale, located just 2 kilometers from the sea with slight sea views.

It is situated on a 1450 m² plot.

The house itself is 155 m², and there is also a 38 m² garage and a 14 m² bread oven.

The house consists of 3 bedrooms, 2 kitchens, 2 bathrooms, a storage room, and a basement. It includes two residential units plus garage and parking.

The house blends traditional and modern architecture, features a beautifully landscaped environment, and offers the potential for both peaceful rural living and tourism.

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:
2126 €

Average price/m² of this type
in this region:
2751 €

Median price/m² of this type
in this region:
2654 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2591 €

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