

# Villa

Loborika, Marčana, Istria



<b>Ref</b>	RE-U-31459
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Loborika, Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7000 m
<b>Floorspace</b>	210 sqm
<b>Plot size</b>	424 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 465 000

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Villa in Loborika, Marcana, 7 km from the sea.

Located in a serene neighborhood near Pula, this attractive villa with a swimming pool offers a peaceful retreat. The villa of 210 sq.m. sits on a 424 m<sup>2</sup> plot and spans two floors.

The ground floor features a covered entrance terrace, a hallway, a living room with a kitchen and dining area that opens onto a terrace and yard, a pantry, and a toilet.

An internal staircase leads to the first floor, which comprises three bedrooms and two bathrooms. The master bedroom has its own bathroom and access to a large L-shaped terrace.

The yard includes parking and a garage, an outdoor storage space, a covered area with a fireplace and seating, and a swimming pool (9x3.8 meters) with an outdoor shower.

The property is unencumbered, has a single owner, comes with a usage permit, and is immediately available and ready for occupancy.

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 m<sup>2</sup>:  
2214 €

Average price/m<sup>2</sup> of this type  
in this region:  
3587 €

Median price/m<sup>2</sup> of this type  
in this region:  
3542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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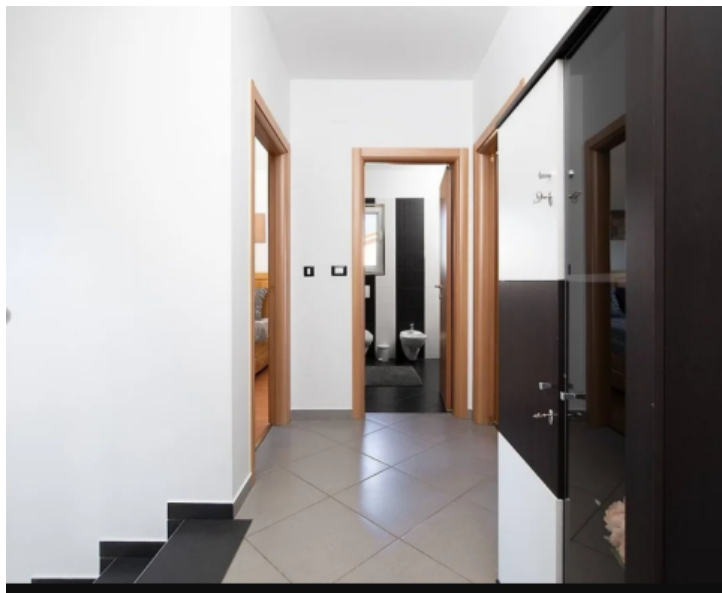
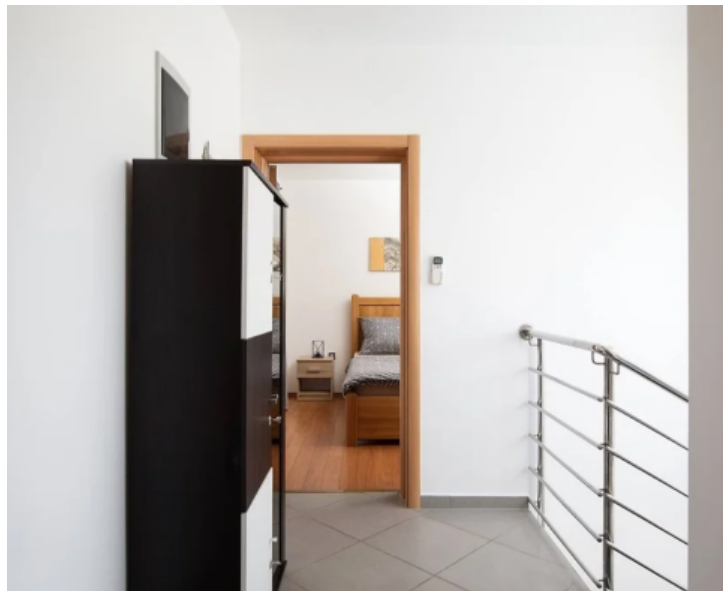
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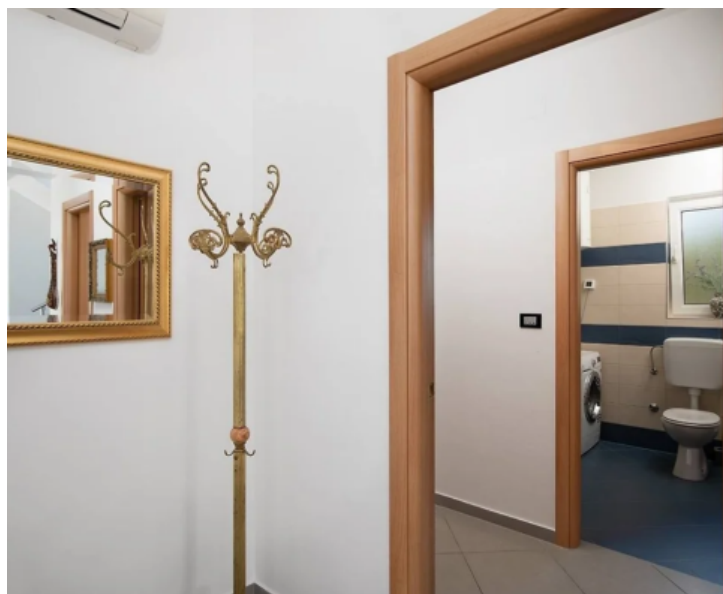
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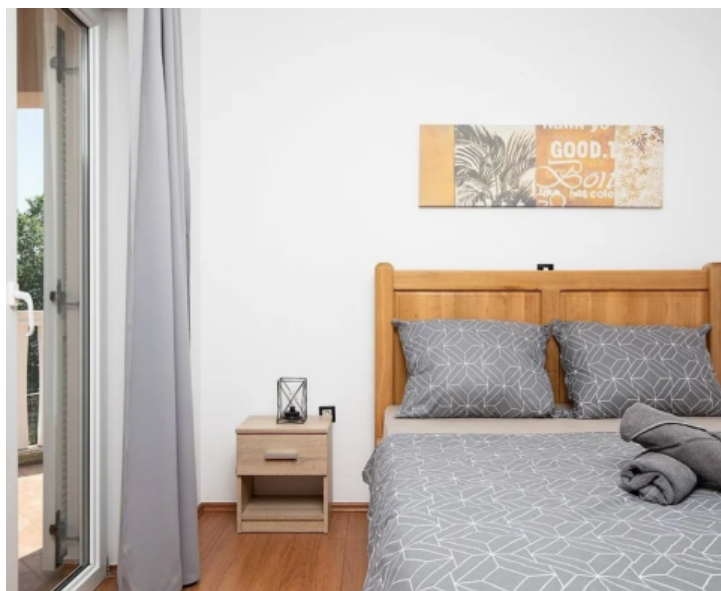
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