

House

Rakalj, Marčana, Istria



Ref	RE-U-32733
Type	House
Region	Istria > Pula
Location	Rakalj, Marčana
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	78 sqm
Plot size	320 sqm

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No. of bedrooms	2
No. of bathrooms	2
Price	€ 265 000

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Villetta in Rakalj, Marčana, mere 2 km from the sea! **Possibility of credit for purchase!**

Total area is 78 sq.m. Land plot is 320 sq.m. Villetta was built in 2018.

The property includes a 12 m² swimming pool and two parking spaces. The house features a hallway, a kitchen with a dining area, a living room that opens onto a covered 12 m² terrace, two bedrooms (one with its own bathroom), and an additional larger bathroom.

Each room and the living room are equipped with air conditioning and a TV. The bathroom comes with a washing machine and a separate dryer, while the kitchen is outfitted with an induction cooktop, built-in oven, range hood, built-in refrigerator, and built-in dishwasher.

The property is classified for tourist rental (4+2 persons) and holds a 3-star rating. It is currently being successfully rented out. The house is being sold fully furnished and requires no additional investment.

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:
3397 €

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:
2878 €

Median price/m² of this type
in Croatia:
2575 €

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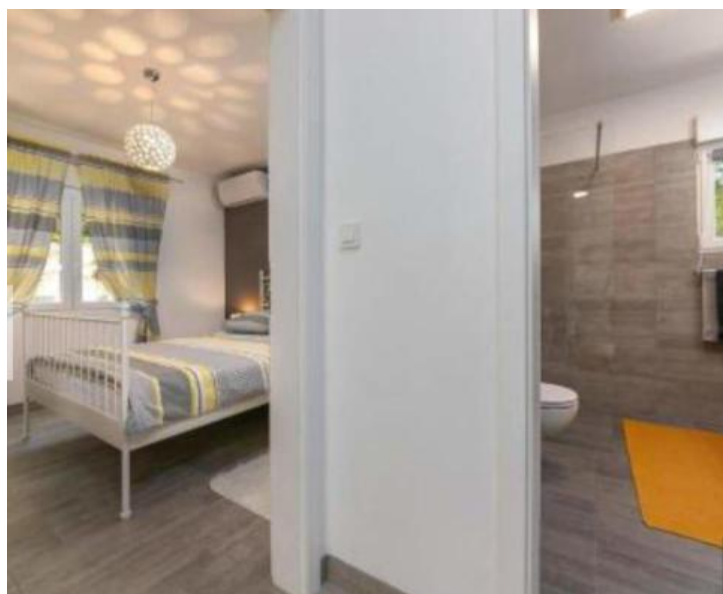
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