

# Villa

## Barban, Istria



<b>Ref</b>	RE-U-31610
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Barban
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	134 sqm
<b>Plot size</b>	199 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 320 000

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Cosy villa with swimming pool in Barban area, cca. 2 km from the sea!

Barban is a charming medieval hilltop village in southern eastern Istria, perched above the Raša River valley. This picturesque settlement is renowned for its well-preserved Baroque and Gothic architecture, frescoes, and Glagolitic inscriptions, as well as its historic churches, palaces, and city walls. The town's rich cultural heritage is further highlighted by the knightly Ring Race, a traditional wine festival, and a fig festival, all of which make Barban a highly attractive destination. Covering an area of 100 km<sup>2</sup>, the municipality of Barban includes access to the sea in Raško Bay and encompasses 31 other settlements nestled within the lush greenery of Barbanština.

In this serene and scenic landscape, a property near the sea is now available for sale. Situated in a peaceful neighborhood surrounded by nature, family homes, and vacation residences, this property offers the ideal blend of rural tranquility and proximity to both the sea and urban amenities. The property includes a main house, an outbuilding, and a swimming pool. The main house, covering 85 m<sup>2</sup>, is a single-story residence featuring a kitchen, dining area, living room, two bedrooms, a bathroom, and a porch. The outbuilding, originally a 49 m<sup>2</sup> garage, has been converted into a cozy living space with an open-concept kitchen and living room, bedroom, and bathroom.

The fully fenced yard of 199 sq.m. ensures privacy and peace, while the swimming pool and sunbathing area provide the perfect spot for relaxation. This property, in an excellent location, presents an exceptional opportunity for comfortable family living or as an investment in the tourism rental market.

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>:  
2388 €

Average price/m<sup>2</sup> of this type  
in this region:  
3594 €

Median price/m<sup>2</sup> of this type  
in this region:  
3545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

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



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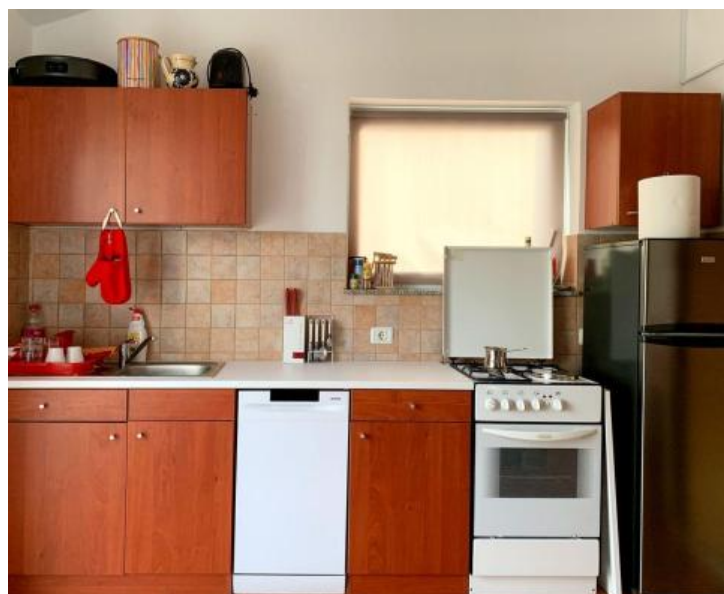
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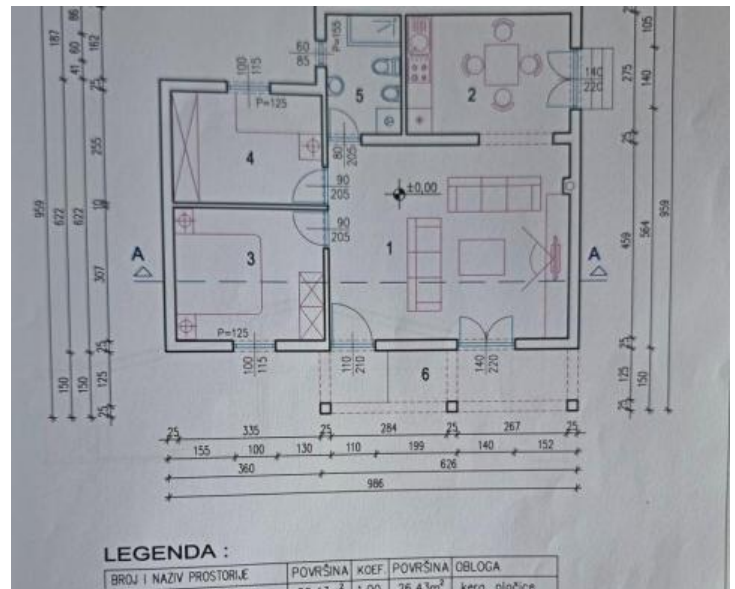
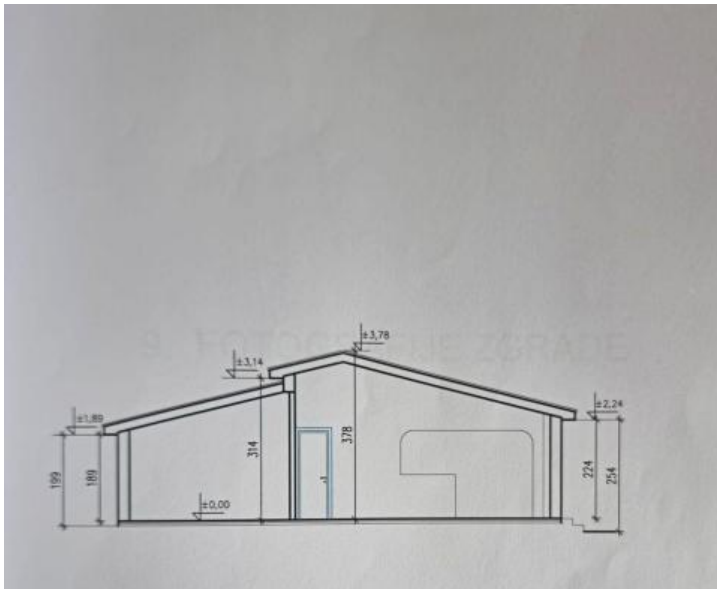
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