

Villa

Barban, Istria



Ref	RE-U-32787
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	370 sqm
Plot size	4430 sqm
No. of bedrooms	8
No. of bathrooms	8
Price	Price upon request

Wonderful estate in Barban area!

It is a complex of the two houses of total 370 sq.m.
The complex is surrounded by land of 4430 sq.m.

In this picturesque landscape of gentle vistas, three attractive investment properties are up for sale. Located on the edge of a residential zone in a tranquil village, the properties offer an authentic experience of a small Istrian town, providing intimacy, relief from the hectic pace of life, and a respite from noise, while still being close enough to the dynamic cities of Istria with a wide range of amenities.

The properties for sale consist of two houses with swimming pools and a plot of building land, distributed across three cadastral parcels that together form a unique whole.

The houses are characterized by high-quality construction, ensuring long-term satisfaction and a high standard of living. Their modern architecture harmonizes with the natural environment, creating a synergy between nature and contemporary design.

Each house is designed as a single residential unit with a living area and four bedrooms, each with its own bathroom, spread over two floors: the ground floor and the first floor. Both houses are situated on landscaped, fenced plots and each features its own pool with a sun deck.

The building land, intended for residential purposes, covers an area of 1,763 m². According to the spatial planning documentation, it is located in an undeveloped but organized part of the village's construction area. The land has access to a public road—an asphalted street—and all basic infrastructure is nearby. The terrain is flat and clear.

Due to its micro-location, configuration, clear ownership, and documentation, these properties represent an excellent investment opportunity. All three properties are owned by a legal entity and are being sold together with the company.

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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Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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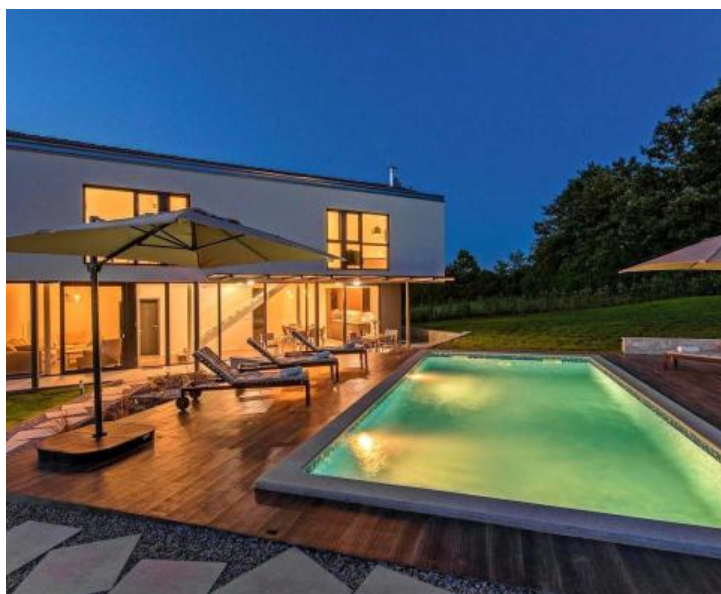
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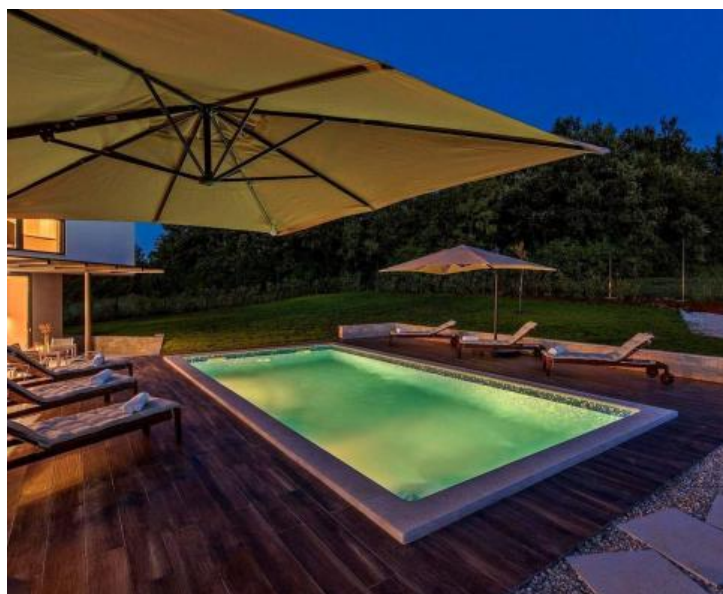
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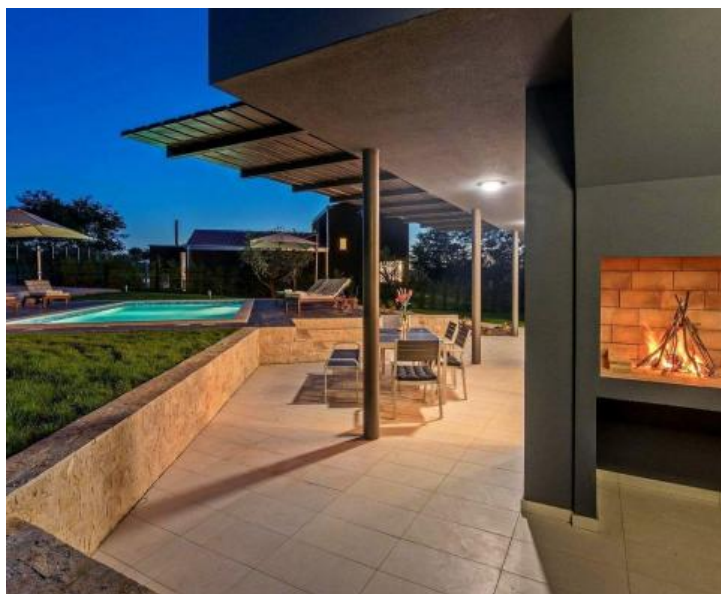
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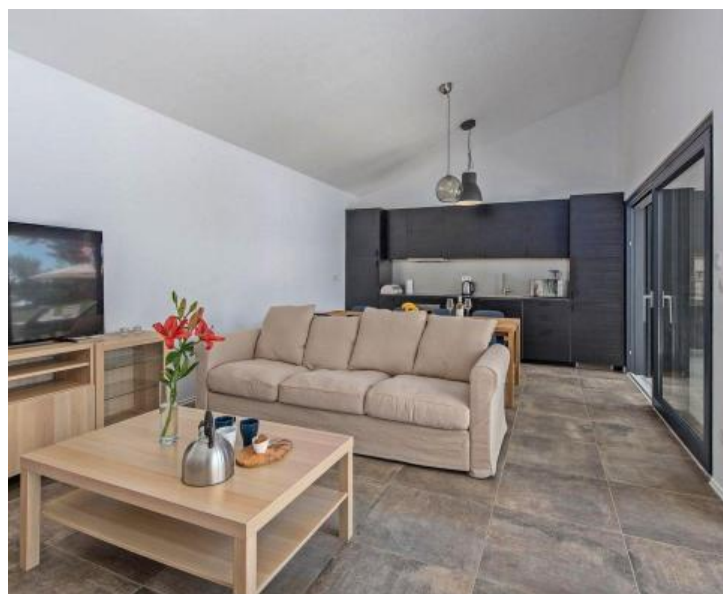
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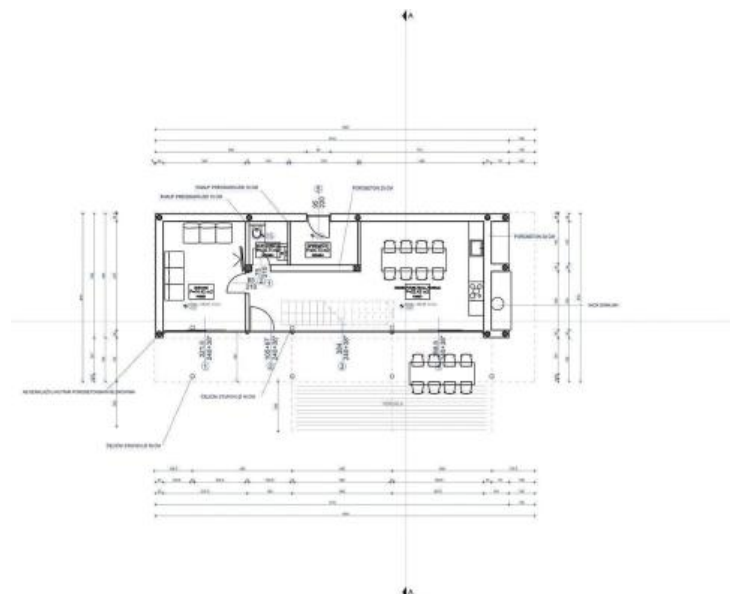
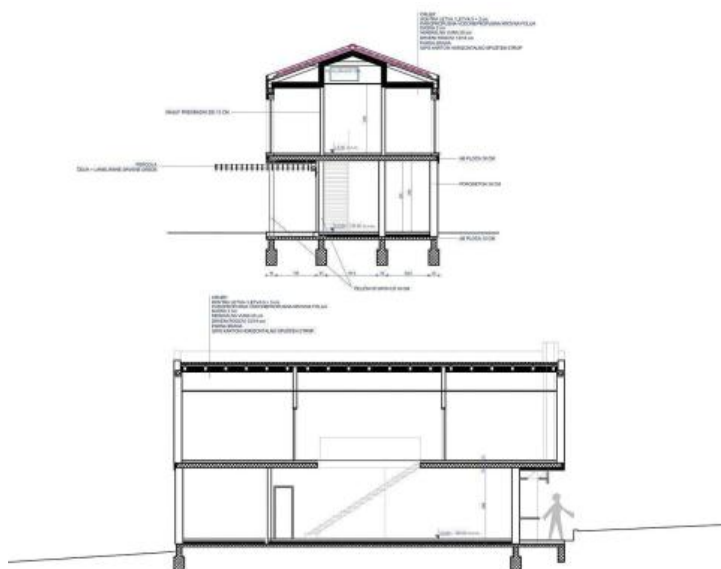
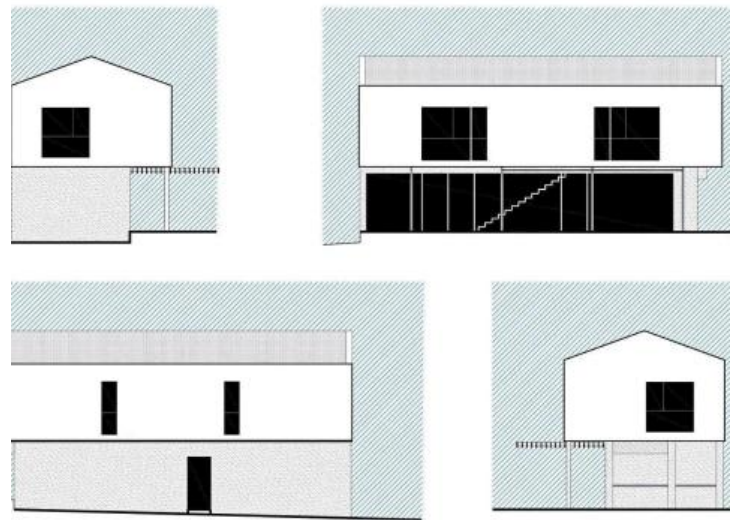
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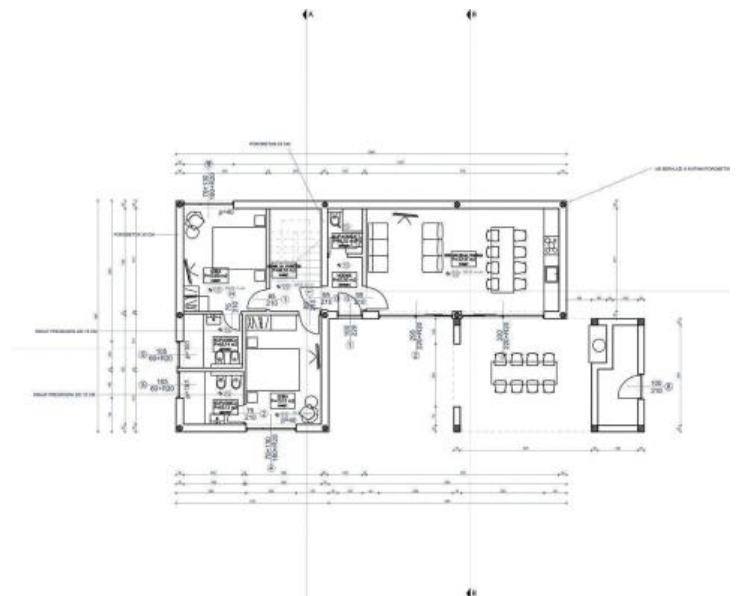
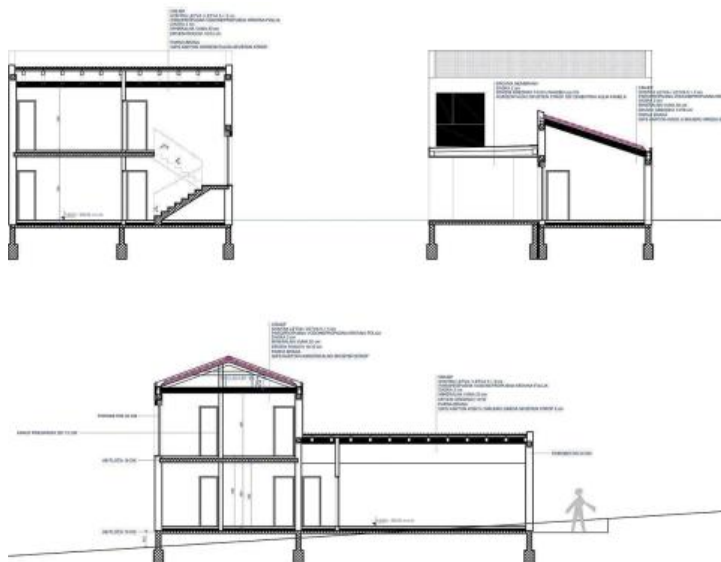
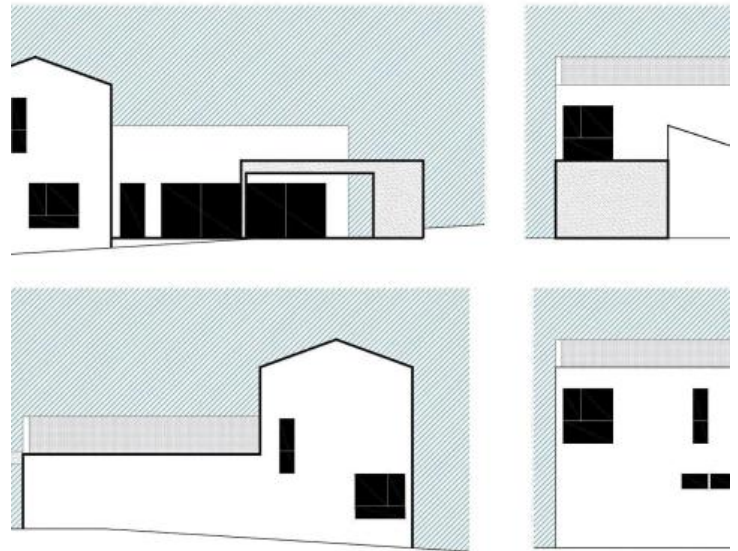
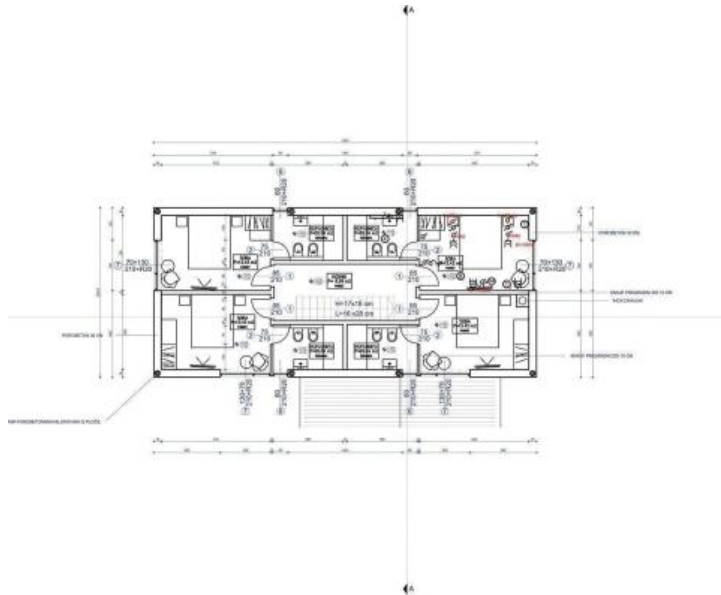
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