

Villa

Rojci, Kaštelir-Labinci, Istria



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|-------------------------|-------------------------|
| Ref | RE-U-33525 |
| Type | Villa |
| Region | Istria > Porec |
| Location | Rojci, Kaštelir-Labinci |
| Front line | No |
| Sea view | No |
| Distance to sea | 5000 m |
| Floorspace | 190 sqm |
| Plot size | 470 sqm |
| No. of bedrooms | 4 |
| No. of bathrooms | 3 |
| Price | € 674 500 |

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Just a few minutes drive from the tourist center of Porec, in a small town on a hill, you will see a beautiful villa with a swimming pool accentuated with stone elements.

The house is surrounded by newer houses and nature. It is placed on a land plot of 470 sq.m.

The villa of 190 sq.m. spreads over two floors.

On the ground floor there is a kitchen with a dining room and a living room (open space concept) with direct access to a spacious covered terrace, a swimming pool with an outdoor shower and a sun deck. Also, there is one bedroom with a bathroom.

On the upper floor there are three more bedrooms, two bathrooms and a terrace.

Next to the swimming pool in the garden there is a summer kitchen with barbecue.

Whether you want to start a quiet family life or invest in tourism, this house is a great choice.

The villa is officially categorized with 4****.

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:
3550 €

Average price/m² of this type
in this region:
3900 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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