

# Villa

## Barban, Istria



<b>Ref</b>	RE-U-33725
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Barban
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	13000 m
<b>Floorspace</b>	82 sqm
<b>Plot size</b>	385 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 435 000

Semi-detached villa with pool and maximum privacy in Barban!  
There are two similar parts of larger building for sale.

The property itself is a single-story structure, offering its future owners a comfortable 82 m<sup>2</sup> of living space, designed with meticulous attention to detail.

The rooms are thoughtfully connected, ensuring both functionality and aesthetic appeal, creating a space that is as harmonious as it is inviting. Upon entering, one is greeted by an expansive "open space" living area, where a cosy yet spacious living room invites relaxation after a busy day. Adjacent to the living room lies a dining area, perfectly sized to accommodate the entire family, and a stylish kitchen that blends form and function. Both the living and dining areas open onto a private summer terrace, where a pristine swimming pool awaits, promising refreshment and relaxation.

The villa also boasts two generous bedrooms, one of which features an en-suite bathroom. A second bathroom, located in the hallway, serves the remainder of the household, while a laundry room, which doubles as a boiler room, completes the layout.

The outdoor space is equally captivating. Stepping from the living room, one finds oneself in a beautifully landscaped garden spanning 385 m<sup>2</sup>. At its heart lies a stunning overflow pool, measuring 3.5 by 6.6 meters, heated to ensure year-round enjoyment. The garden, hidden from prying eyes, is the perfect setting for outdoor gatherings, offering privacy and tranquillity in abundance. For added convenience, two dedicated parking spaces are provided.

The villa is equipped with underfloor heating, powered by a heat pump, and air conditioning to ensure comfort in every season. Wastewater disposal is handled through the city's sewage system, providing modern utilities without compromise.

Construction is scheduled for completion by June 2025. The villa is offered for sale without furniture and sanitary fixtures, allowing its new owners the opportunity to infuse it with their own personal style.

This enchanting villa presents itself as an ideal family home or as an exceptional investment opportunity for those wishing to venture into the tourism 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>:  
5305 €

Average price/m<sup>2</sup> of this type  
in this region:  
3606 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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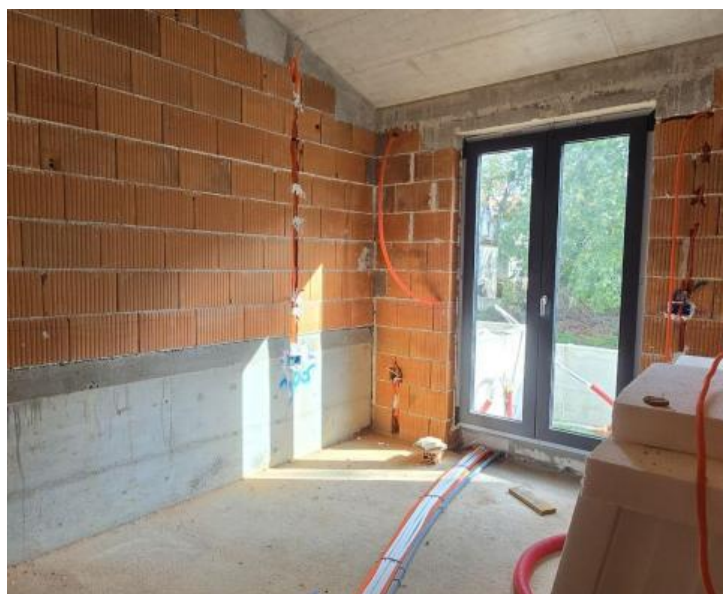
Barban, Istria





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# Villa

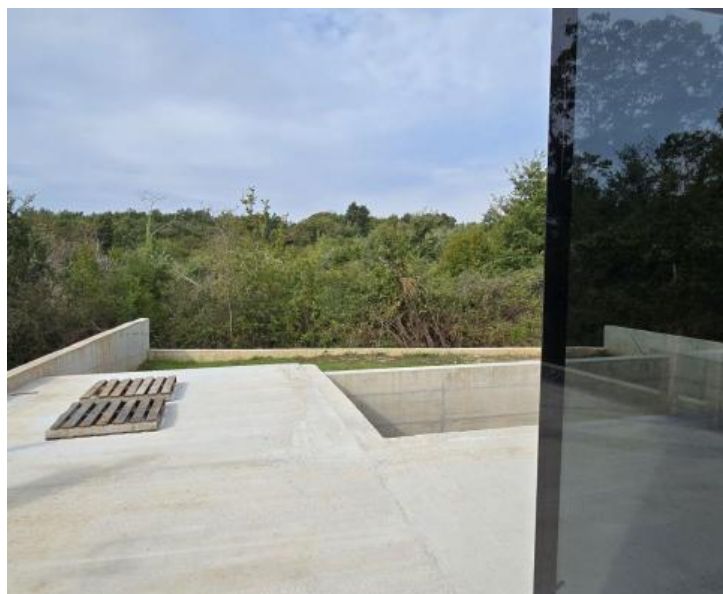
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