

# Villa

## Barban, Istria



<b>Ref</b>	RE-U-33724
<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>	92 sqm
<b>Plot size</b>	485 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 495 000

New semi-detached villa with swimming pool in Barban, as a part of larger building for two similar units! You can also buy this building as a whole.

This single-story villetta offers a generous 92 m<sup>2</sup> of living space, designed with both comfort and functionality in mind.

The villa's rooms flow seamlessly, ensuring a pleasant and practical living experience. Upon entering, you are welcomed into an open-plan living area, featuring a spacious and inviting living room—perfect for unwinding after a busy day. The adjacent dining area comfortably accommodates family gatherings, and the modern kitchen is both stylish and practical. From the living and dining areas, there is direct access to a private summer terrace, complete with a swimming pool, creating a seamless indoor-outdoor living experience.

The villa includes two well-proportioned bedrooms, one with its own en-suite bathroom. A second bathroom, located in the hallway, serves the rest of the household. Additionally, there is a laundry room, which also doubles as a boiler room.

The outdoor space extends across a 485 m<sup>2</sup> garden, where you'll find a heated overflow pool measuring 3.5 by 6.6 meters. This feature allows for year-round use, offering the potential to extend the tourist season for those interested in vacation rentals. The garden, shielded from prying eyes, provides a perfect setting for outdoor entertaining. The property also includes three parking spaces.

The villa is equipped with underfloor heating, powered by a heat pump, and air conditioning for year-round comfort. Wastewater is managed through the city sewage system.

Completion of the villa is expected by June 2025.

The villa is offered for sale without furniture or sanitary fixtures, allowing you to personalize the interior according to your taste.

This charming property is an excellent choice for family living or as a potential investment in tourism.

The second part of the building offers similar unit.

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>:  
5380 €

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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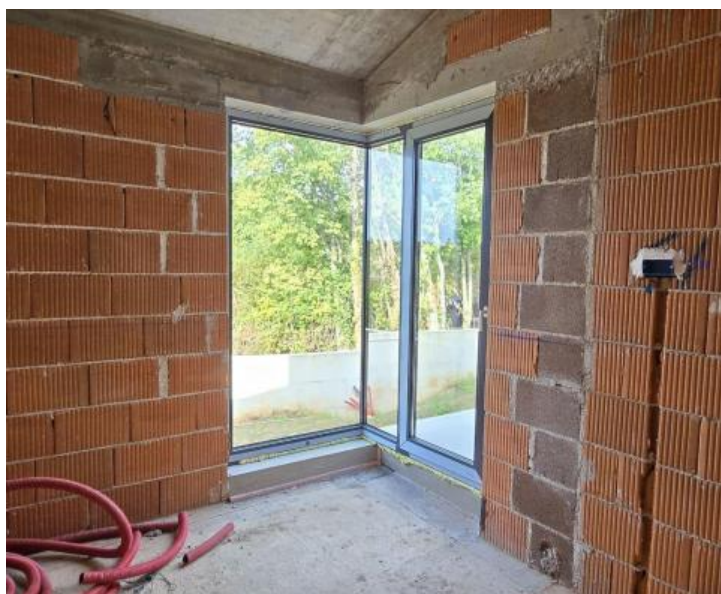
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