

Villa

Barban, Istria



Ref	RE-U-31650
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	200 sqm
Plot size	14050 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 889 000

A unique property in a quiet, secluded location in Barban area, offering a rare opportunity for development - fantastic estate of more than 14 000 sq.m.!

Spanning 14,000 square meters, it features a partially built 200-square-meter ground-floor structure. The property includes both residential and commercial buildings, providing various possibilities for future use. Currently, the one-story house is built up to the stage of window installation and exterior finishing, leaving the interior design to the future owners.

The construction incorporates energy-efficient solutions, including a geothermal heating and cooling system that optimizes natural energy use, alongside standard air conditioning. This system, which is still rare in the Croatian market, involves an air-to-ground exchanger for recirculating fresh air. Additionally, a chimney is included to enable heating with wood or pellets.

Permits have been obtained for additional structures on the property, with the following phases:

- **Phase 1:** House of 200 m², Building 1 (greenhouse of 50 m²), Building 2A.
- **Phase 2:** House expansion of 150 m², Building 3 (outbuildings), Building 2B.

Total Planned Area: 550.50 m², comprising:

- Building 1: residential building.
- Building 2B: commercial building.
- Building 3: mixed-use residential and commercial building.
- Building 2A: greenhouse.

The complete project documentation is available upon request.

This property's location is truly special, offering privacy and tranquility while being adjacent to the main road. Notably, no further construction is permitted around the property, as the surrounding area is either road or land owned by the Republic of Croatia. This makes it perfect for those seeking peace and complete privacy.

The property also presents opportunities for selective tourism and unique offerings, which could stand out in a market crowded with standard villas with pools.

All necessary infrastructure is in place, including a three-phase electricity connection suitable for tourism, hospitality, residential, or agricultural use. Electricity and water are already connected through underground shafts on the property. The entrance is equipped with a 6-meter wide sliding gate, providing access to the main road.

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Approximately 11,000 square meters have been prepared for long-term agricultural use, including over 400 almond trees.

For more information or to arrange a tour, please feel free to contact us.

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:
4445 €

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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