

House

Savudrija, Istria



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Ref	RE-U-34658
Type	House
Region	Istria > Umag
Location	Savudrija
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	86 sqm
Plot size	330 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 195 000

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Lovely house in the ROH BAU phase not far from the sea in Savudrija, 2 km from the sea!
We offer a lovely property located in a quiet street, 4 minutes' drive from the first beach (Kanegra)!
This is a great opportunity for all those looking for a low maintenance home, while still having your privacy!
The single level house offers 86 m² of net living space and consists of an entrance hall, open space living room with kitchen and dining room, two bedrooms, two bathrooms and a technical room.
It is sold in the condition visible in the photos, so future owners have the opportunity to arrange the exterior and interior according to their preferences.
Cooling and heating is provided by air conditioning. The yard provides space for two parking spaces.
Important is that future owners can change the building permit and build two more floors of the house, and the first floor has a view of the sea!

The location offers a lot of peace and privacy, the beaches are a 4-minute drive from the house, and larger shops are located in the center of Umag.
This property is ideal for a family that prefers to live in the house, but also as a good tourist product for rent, since the maintenance of the garden is reduced to a minimum.
Great investment opportunity!

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:
2267 €

Average price/m² of this type
in this region:
2167 €

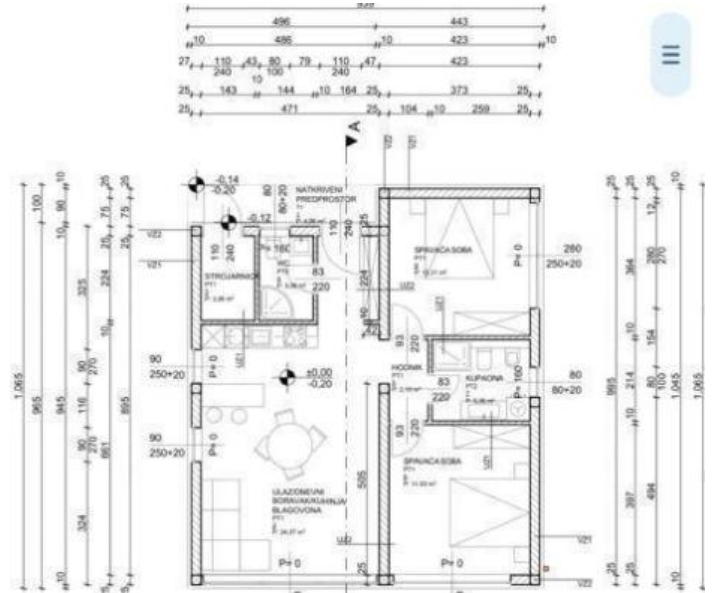
Median price/m² of this type
in this region:
1918 €

Average price/m² of this type
in Croatia:
2885 €

Median price/m² of this type
in Croatia:
2590 €

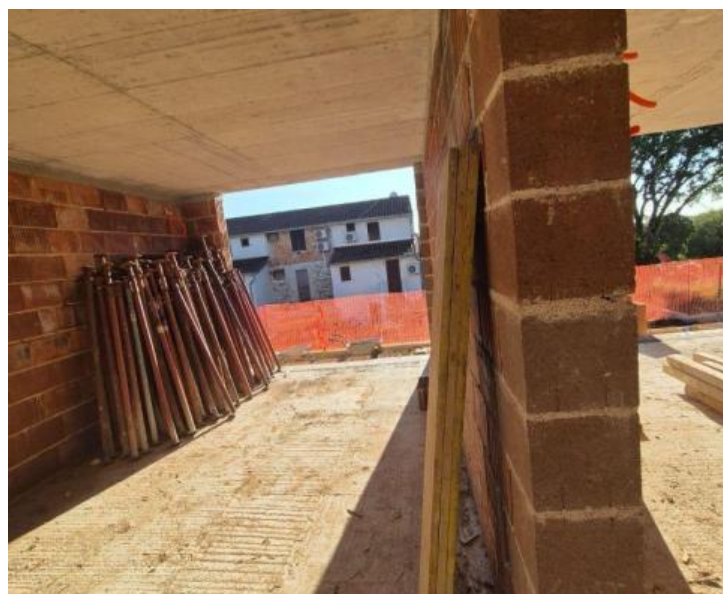
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