

# Villa

## Barban, Istria



<b>Ref</b>	RE-U-35167
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Barban
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	85 sqm
<b>Plot size</b>	442 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 375 000

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Fully equipped new building of the villa with swimming pool in Barban!

Barban is a small historical place located on the plateau that separates Labinština from Puljaština. The ancient Romans lived on the prehistoric hillfort. Throughout history, Barban was also known for its strategic position, dominating the hill and dominating the valley and the bridge over the Raša River. With the passage of time, the place became a fortress with walls, round and square towers, ramparts, large and small city gates and a castle. Today, Barban is famous for its knightly game of the Ring Race, the wine festival and the fig festival.

A fully equipped new building with a swimming pool on two floors is for sale in a quiet neighborhood. This charming villa has an area of 85 m<sup>2</sup> and is located on a completely fenced plot of land of 442 m<sup>2</sup>. On the ground floor there is a living room with a dining room and kitchen, a laundry room and a bathroom, while on the first floor there are two bedrooms, each with its own bathroom.

There is an air conditioner in every room.

The floors in the living rooms are decorated with decorative stone, while the rooms are ceramic.

The outdoor area consists of a 13 m<sup>2</sup> swimming pool, a summer kitchen, a paved area for gatherings, and two parking spaces.

An ideal property for the purpose of tourist rental or quiet family life.

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>:  
4412 €

Average price/m<sup>2</sup> of this type  
in this region:  
3587 €

Median price/m<sup>2</sup> of this type  
in this region:  
3542 €

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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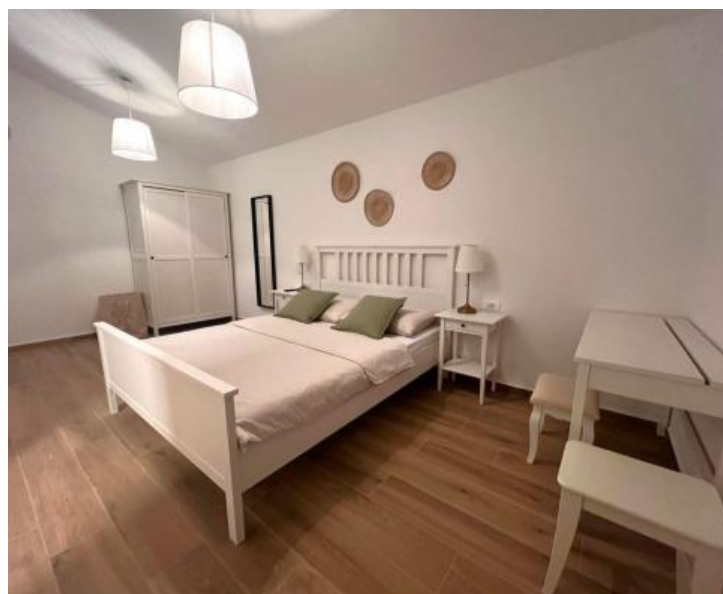
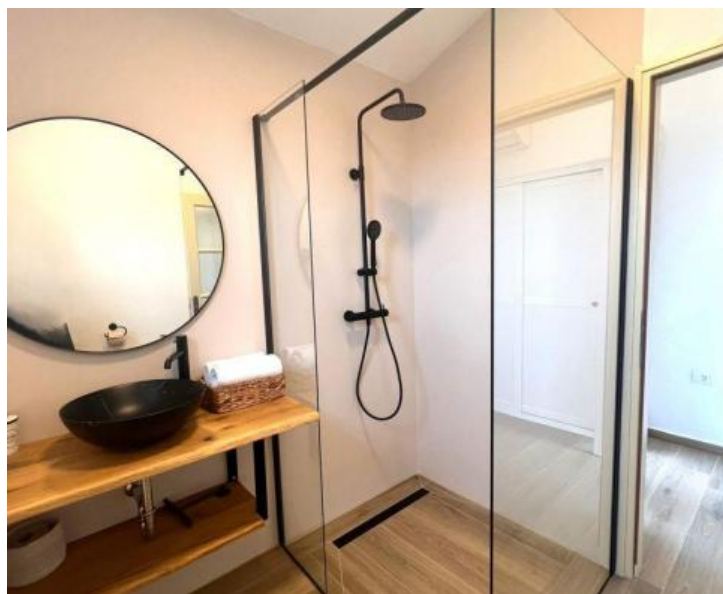
## Barban, Istria



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