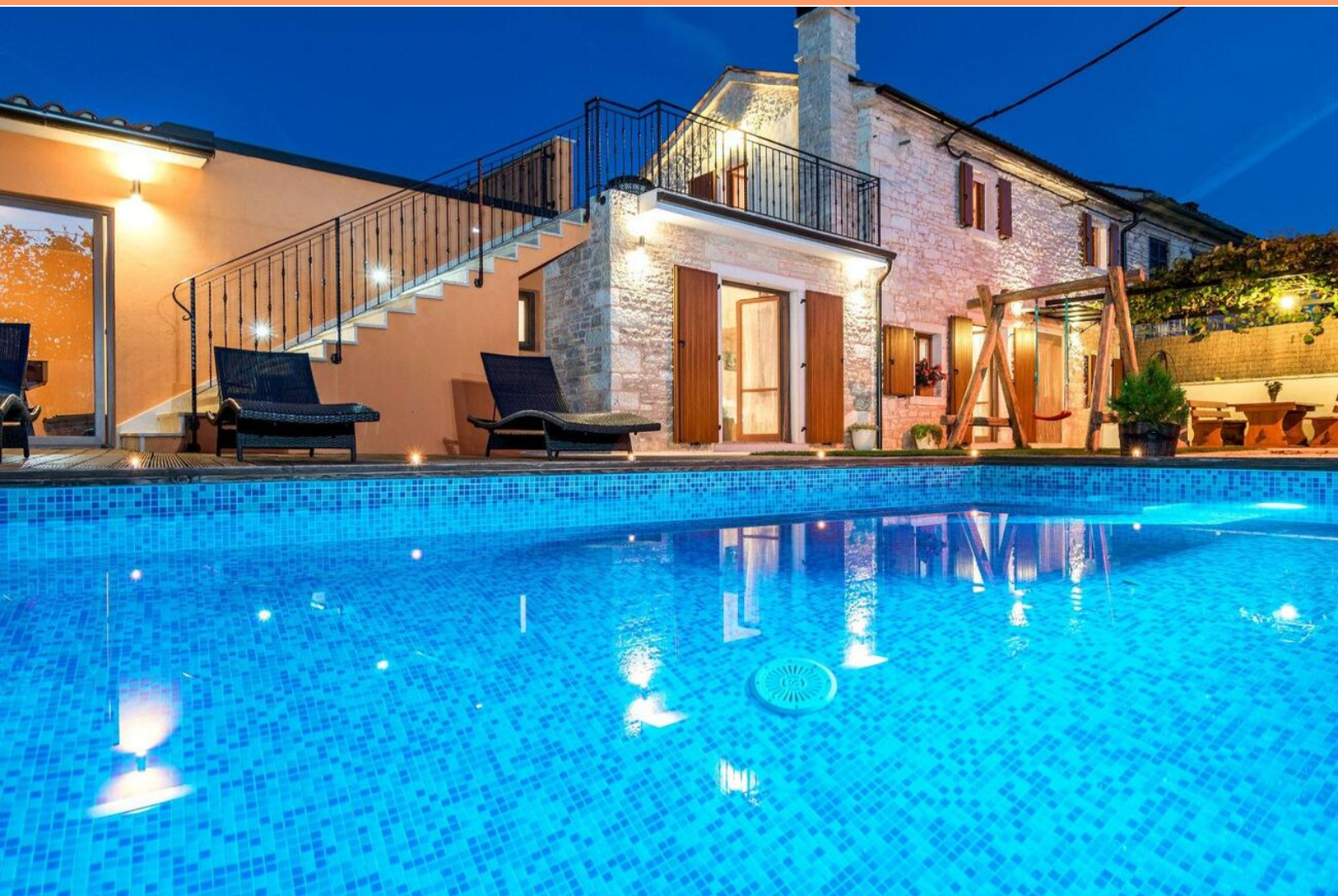


Villa

Barban, Istria



Ref	RE-U-37803
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	150 sqm
Plot size	494 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 420 000

BARBAN – Charming stone villa on the edge of a picturesque Istrian village, surrounded by nature yet close to all amenities.

This beautifully restored 150m² semi-detached stone villa offers a perfect blend of tradition and modern comfort. Located in a peaceful setting, it boasts stunning views of lush greenery, pine forests, olive groves, and vineyards.

Thoughtfully designed with warm tones and authentic stone details, the villa creates a true sense of home.

The ground floor features an open-concept living area with a spacious lounge, a fully equipped kitchen, and a dining area. A wood-burning fireplace adds warmth and charm, while large doors lead to the landscaped garden with a swimming pool, summer kitchen, and barbecue. This level also includes a bedroom with an en-suite bathroom, a guest toilet, and a multi-purpose room that can be converted into a spa, office, or additional bedroom.

Upstairs, two generous bedrooms each have private bathrooms and access to a 20m² terrace, perfect for enjoying morning coffee or evening wine with scenic views. An external stone staircase connects the terrace to the pool area.

The villa sits on a fully enclosed 494m² plot, ensuring privacy. The outdoor space includes a 24m² pool with a sun deck, a shaded summer kitchen under a grapevine pergola, and a landscaped garden with automatic irrigation. There's also ample parking for two cars.

Sold fully furnished and equipped, the villa features high-quality materials, air conditioning, and a wood-burning fireplace, making it ideal for year-round living. With a peaceful location, beautiful surroundings, and excellent rental potential, this is a rare opportunity to own a stunning Istrian retreat.

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.

Villa

Barban, Istria



Price per m²:
2800 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

Villa

Barban, Istria



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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

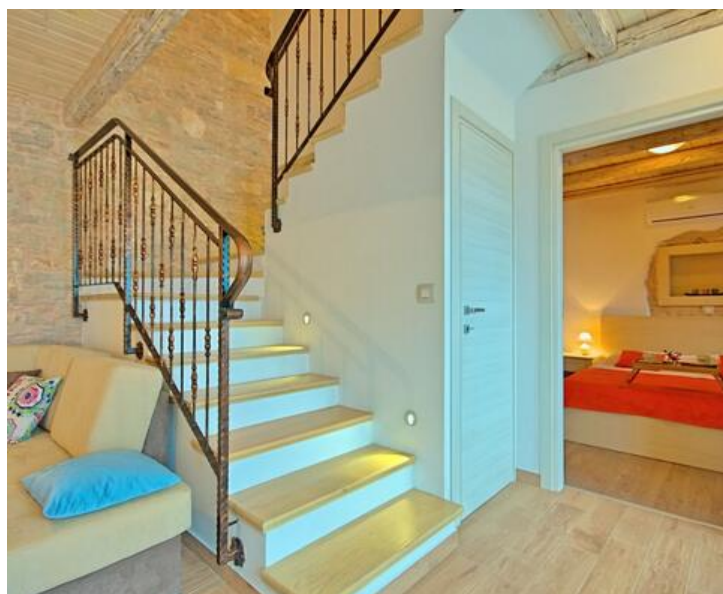
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