

Villa

Rakalj, Istria



Ref	RE-U-37745
Type	Villa
Region	Istria > Pula
Location	Rakalj
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	150 sqm
Plot size	860 sqm

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No. of bedrooms	3
No. of bathrooms	1
Price	€ 250 000

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House in the Roh-Bau Phase Near Rakalj, Marčana, and Barban!

Located in a highly desirable area, this house is for sale in the roh-bau phase, offering a great opportunity for customization. The planned layout spans 150 m² across two floors. The ground floor features an open-concept living room, dining area, and kitchen designed for optimal space utilization. A hallway leads to a guest toilet and a shared bathroom for two comfortable bedrooms.

An internal staircase connects to the upper floor, which includes a gallery area and an additional bedroom with a private balcony.

The spacious 860 m² plot provides ample room for outdoor living and the construction of a swimming pool. A bio septic tank has already been installed, and excavation work for the pool is complete.

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.

Price per m²:
1667 €

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:
4343 €

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

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