

Villa

Loborika, Istria



Ref	RE-U-38436
Type	Villa
Region	Istria > Pula
Location	Loborika
Front line	No
Sea view	No
Floorspace	176 sqm
Plot size	745 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 450 000

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A fully equipped house with a swimming pool is for sale in an excellent location in Loborika. The property is situated on a 745 m² plot and consists of a single-story house with 176 m² of living space, an auxiliary building of 27 m², and a 39 m² swimming pool. There is parking space for multiple vehicles.

The house is designed on one level and includes three bedrooms, two bathrooms, a separate toilet, an open-plan living room with a kitchen and dining area, a hallway, and a terrace leading to the garden. The outdoor space features a barbecue area, a shaded relaxation zone, a swimming pool, and a sunbathing area. The property is fully fenced, and several olive trees in the yard provide a Mediterranean ambiance and natural shade.

For those looking to expand, the house has a building permit for an additional floor. A concrete slab separates the existing living space from the wooden roof, allowing for the possibility of adding another level in the future.

This is a perfect property for starting a family or enjoying summer vacations in Istria. It offers proximity to all necessary amenities for modern living, with the nearest unspoiled beaches in Muntić, Kavran, Krnica, or Šišan just 5 km away. Pula is 8 km away, Marčana 5 km, the airport 3 km, and the highway 3 km.

An excellent opportunity for those who appreciate the balance of price and quality of life in a peaceful location, away from the city noise, in a small community close to nature and the sea.

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:
2557 €

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:
4349 €

Median price/m² of this type
in Croatia:
3855 €

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