

# House

## Valbandon, Fažana, Istria



<b>Ref</b>	RE-U-6305
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Valbandon, Fažana
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	240 sqm
<b>Plot size</b>	375 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 448 000

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The house is located in Valbandon. The house area is 240 m<sup>2</sup> while 170 m<sup>2</sup> of living space. It consists of 3 bedrooms, living room 30 m<sup>2</sup>, kitchen 38 m<sup>2</sup>, 2 bathrooms and WC.

It has a spacious garage of 30 m<sup>2</sup>. The house is located on a landscaped garden of 375 m<sup>2</sup>.

Next to the house is a building land of 453 m<sup>2</sup> with a project for the construction of a family house and a building permit.

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>:  
1867 €

Average price/m<sup>2</sup> of this type  
in this region:  
2751 €

Median price/m<sup>2</sup> of this type  
in this region:  
2654 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €

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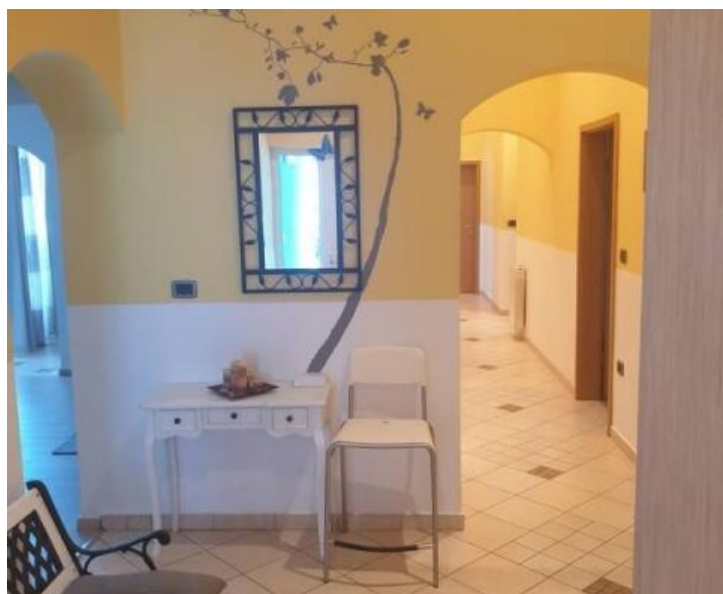
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