

Villa

Rakalj, Marčana, Istria



Ref	RE-U-11528
Type	Villa
Region	Istria > Pula
Location	Rakalj, Marčana
Front line	No
Sea view	Yes
Distance to sea	900 m
Floorspace	350 sqm
Plot size	1005 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 1 250 000

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Spacious villa on great location in Rakalj just 900 meters from the sea!

This is not far from recently promoted Stjepan Hauser (2 Cellos) walking path along the sea and wonderful lonely beaches in this area!

The total living area of the villa is 350m². Land plot is 1005 sq.m.

The property is entered by a stone staircase where we arrive on the ground floor which consists of an open space living room with large glass walls and direct access to the courtyard with pool, kitchen with dining area, master bedroom, guest toilet, study and storage. The master bedroom is very spacious and has a private bathroom and living room. The ground floor is connected to a tavern of 47m² with a fireplace which fully contributes to the complete atmosphere of this special villa and provides the opportunity to enjoy with friends with a glass of good wine!

On the first floor there are 2 spacious bedrooms with private bathrooms and access to the terrace overlooking the sea and greenery.

The whole property is very spacious and provides great comfort and offers a spacious covered summer kitchen with a built-in fireplace, barbecue, sauna and lounge area on an elevated view overlooking the swimming pool. The garden is adorned with an overflow pool of 50m² with salt water which is fully automated, has heating and countercurrent swimming.

Next to the villa there is an additional apartment of 50 m² with a separate entrance and a basement (guest house).

The whole house is fenced and allows maximum privacy in a quiet environment with panoramic sea views from almost the whole house.

The house benefits 6 air conditioners, offers the possibility of gas central heating and a wood-burning fireplace, which due to its uniqueness contributes to the warm atmosphere inside the villa.

Built in 2001 and maintained in perfect condition.

Due to the luxurious style, beautiful decoration and layout of the villa, it has achieved enviable results during the tourist season, which enables a faster return on investment.

If you are looking for a comfortable quality house in a quiet neighborhood away from the noise, and close to nature and its beauties, then this American-style villa is an ideal choice.

Following the perspective of obligatory vaccination in Austria and Germany, many buyers contacted us in late 2021 asking to find them a home in Croatia for permanent accommodation, as they want to move to Croatia forever or at least for the nearest 3-5 years. Good connectivity, mild climate, reasonable real estate prices, low density of population make Croatia a perfect choice for the buyers who are looking for privacy and freedom. By now the most popular inquiries were for the properties in Porec outskirts, Rovinj area and Pula region. The buyers are looking for 2-3-4 bedrooms home with winter heating by gas, floor heating or chimney, with air-conditioning for the summer, with some land plot around. And this is a sample of a property which fits these requirements and can be perfect to spend 365 days a year in Croatia. It is also a guideline for the developers which indicates the type of lodging demanded in the nearest years. Realty market is in need of new quality villas in Croatia, with proper heat and sound insulation, with garages, with storage spaces, some study rooms

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which could be used as in-house offices by people who work online, with some workrooms or studios which could replace traditional konobas/taverns. Glamorous holiday villa in Croatia now needs to become a fortress, a solid family home.

Move-to-Croatia is a new tendency at real estate market which is becoming s new engine to real estate sales along the seaside.

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:
3571 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

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

Median price/m² of this type
in Croatia:
3850 €

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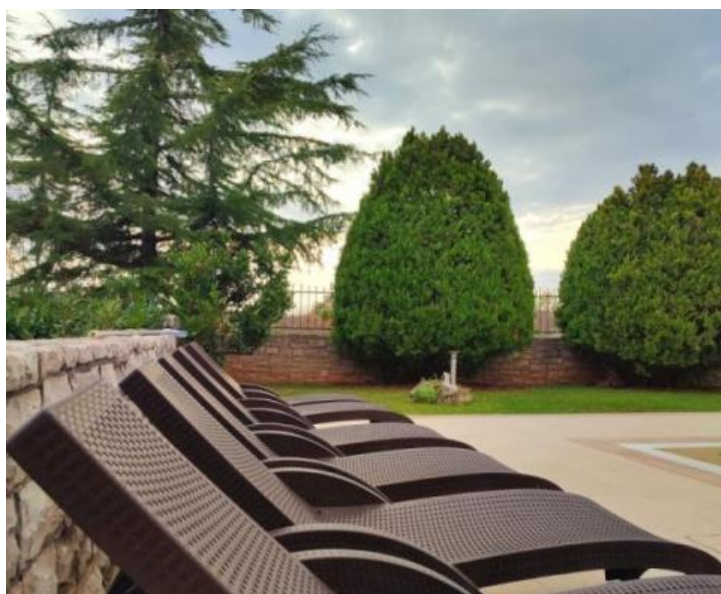
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