

# Villa

## Marčana, Istria



<b>Ref</b>	RE-U-11850
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	260 sqm
<b>Plot size</b>	910 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 778 500

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Stone villa of noble outlook in Marčana area!

Villa of 260 sq.m. on a land plot of 910 sq.m. was built in 2010, so it's relatively new despite traditional Istrian exterior.

The ground floor has a hallway, living room, dining room, kitchen, bedroom with its own bathroom, toilet, laundry room, pantry and entertainment room with billiard.

The upper floor offers hall, storage room and two bedrooms with bathrooms and a large terrace and a small balcony.

Villa is perfect for permanent accommodation, to live in Istria 365 days a year: the heating and cooling system consists of inverter air conditioning on the ground floor, fan coils in each bedroom, fireplace in the living room, underfloor heating with heat pump on the ground floor and solar panels for hot water reheating.

The villa is secured with an alarm system and a camera system. On the fenced plot there is a garden with a swimming pool with sun deck and a playground for children and a trampoline.

Other benefits are swimming pool of 45 sq.m., four covered parking places, children playground, garden decor.

Villa is fully equipped and decorated with quality furniture and is sold as such.

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>:  
2994 €

Average price/m<sup>2</sup> of this type  
in this region:  
3596 €

Median price/m<sup>2</sup> of this type  
in this region:  
3550 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €



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