

# Villa

## Barban, Istria



<b>Ref</b>	RE-U-12175
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Barban
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	250 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 461 000

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Reincarnation of traditional Istrian spirit in Barban!

New outlook of stone villa which was completely remodelled in 2014. But stone is still everywhere. Total area is 150 sq.m. Land plot is 250 sq.m.

The villa has two floors.

The ground floor has a living room, kitchen, dining room and bathroom.

Upstairs are three bedrooms and a bathroom. All bedrooms are comfortable and air conditioned.

The villa has underfloor heating, photo voltage and LED lighting. This villa is adorned with the eco-certificate of the Istrian County. The kitchen opens onto a covered terrace with BBQ. The stone walls that enclose the yard ensure complete privacy.

In the yard there is a swimming pool of 24 m<sup>2</sup>.

The villa is located on the edge of the village in a relaxed, natural environment as such, ideal for family life, rest and relaxation.

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>:  
3073 €

Average price/m<sup>2</sup> of this type  
in this region:  
3594 €

Median price/m<sup>2</sup> of this type  
in this region:  
3545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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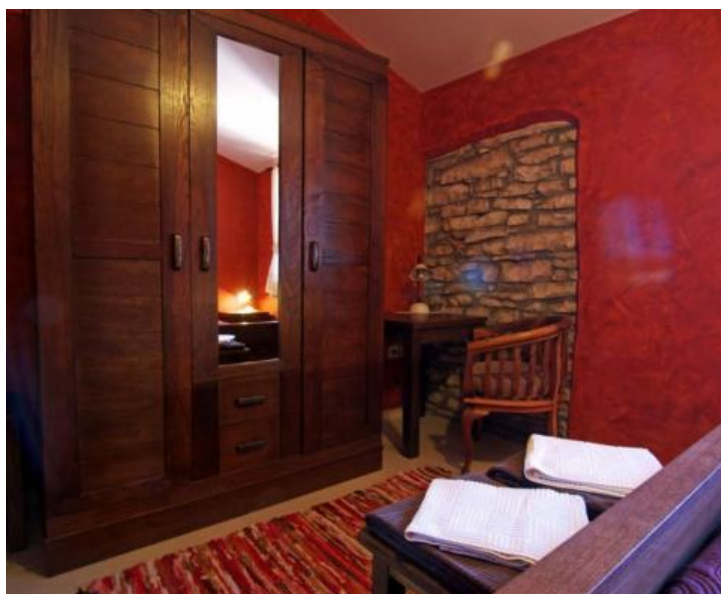
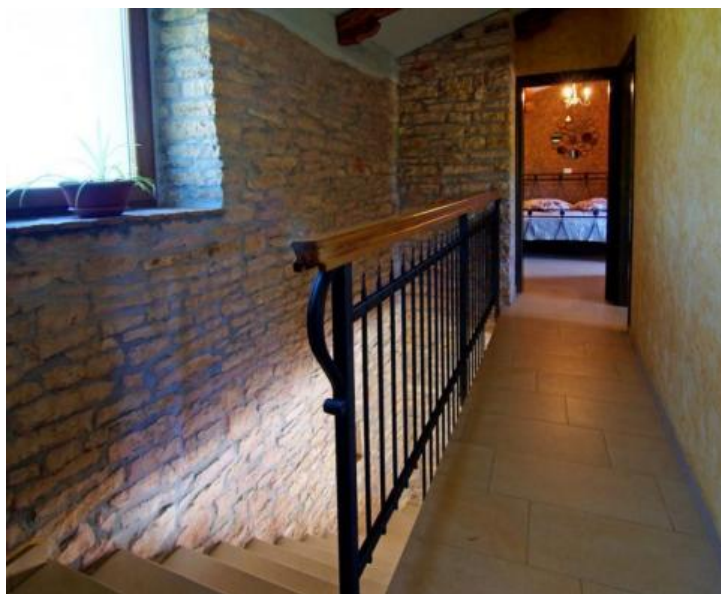
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