

Villa

Dolenja Vas, Lupoglav, Istria



Ref	RE-U-3935
Type	Villa
Region	Istria > Rabac-Labin
Location	Dolenja Vas, Lupoglav
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	380 sqm
Plot size	8000 sqm
No. of bedrooms	5
No. of bathrooms	6
Price	Price upon request

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Complex of three authentic stone villas upon complete remodelling in Lupoglav area, on 8000 sq.m. of land! These stone villas benefit panoramic view of Boljun town and neighbouring hills. It is a place of unique peace and privacy.

Their total area is 380 sq.m. Villas were built in 1800. Complete renovation of villas was undertaken in 2008-2009.

There are in total 5 bedrooms, 6 bathrooms. In fact each of the houses is a separate apartment with 2-3 bedrooms, 2-3 bathrooms, spacious salon with kitchen, dining area, living area and terrace of 60 sq.m.. In course of design renovation authentic stone walls, wooden beams, chimney and other details were carefully preserved.

Complex is used for tourism.

In the yard of the modern villa there is a swimming pool 50 m², outdoor shower, umbrellas and deck chairs, sun terrace, internet access, parking space for several cars, garden furniture, BBQ area and table for outdoor dining, volleyball, a small football field.

Very traditional and yet unusual property.

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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Average price/m² of this type
in this region:
3145 €

Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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