

# Villa

## Brtonigla, Istria



<b>Ref</b>	RE-U-13172
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Brtonigla
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	116 sqm
<b>Plot size</b>	800 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 445 000

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Very special semi-detached villas just 5 km from the sea in Brtonigla!

Each villa has surface of 116 sq.m. and land plot of 800 sq.m. with swimming pool.

Each villa will consist of a bathroom, kitchen, living room, 3 bedrooms and a covered terrace with a beautiful view of the yard and swimming pool.

The property will fully reflect modern architectural tendencies and will be an ideal home for a modern family who loves living in a small town.

Expected completion date - summer 2023.

You can still contribute to materials chosen and interior design.

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>:  
3836 €

Average price/m<sup>2</sup> of this type  
in this region:  
3475 €

Median price/m<sup>2</sup> of this type  
in this region:  
3390 €

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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