

# Villa

Buje, Istria



<b>Ref</b>	RE-U-14761
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Buje
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	175 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 547 000

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Newly built semi-detached villetta with swimming pool in Buje!  
Total area ius 175 sq.m. Construction will be completed in 2023.

Villa will spread over the ground floor and first floor.

The ground floor consists of a kitchen with dining area and a spacious living room with access to the covered porch and swimming pool,

bedrooms with covered terrace, bathroom, pantry and hallway with a staircase leading to the first floor.

The upper floor will offer three bedrooms, each with its own bathroom and covered terrace.

On the territory there will be parking area and swimming pool.

This house will represent an opportunity as a financial investment for rent for tourist purposes, as well as for a quiet family life.

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.

Price per m<sup>2</sup>:  
3126 €

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:  
3412 €

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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