

# Villa

## Mali Vareški, Marčana, Istria



<b>Ref</b>	RE-U-15504
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Mali Vareški, Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	280 sqm
<b>Plot size</b>	2800 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	Price upon request

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Villa of perfect Istrian harmony - stone beauty in Mali Vareski village in Marcana area!

Total area of this spacious villa is 280 sq.m.

Land plot around is 2800 sq.m.

Villa is built in 2016 and benefits tavern, heated swimming pool, garden, BBQ zone, outdoor dining area, outdoor lounge zone, sauna, whirlpool, heated armchair etc..

It has Internet, Intercom, alarm system, SAT TV, air-conditioning, central heating system and other modern amenities.

On the ground floor, in addition to a smaller lobby, there is a living room, a dining room and a modern equipped kitchen with its own storage in one larger "open space" area, which is illuminated by daylight all day long and from which there is an exit through a large glass wall to a covered terrace with summer kitchen and a view of the fenced and landscaped garden. The living room with large fireplace, like the rest of the villa, is decorated according to a high standard and a modern approach, so that the space is attractive to the eye but also functional and usable. All modern and currently most famous interior decoration techniques were used. On the ground floor, in addition to the area of salon, there is also a guest toilet, as well as two bedrooms, each of which has its own bathroom. What is important to note is that each room and bathroom is personalized in its own way, and the "copy-paste" principle was not used in the decoration. There is also a tavern/konoba on the ground floor, for guest reception. An internal staircase leads to the upper floor.

On the upper floor there are two additional bedrooms, each of which has its own bathroom, as well as a common exit to the covered terrace (actually Baladur) from which there is a direct view of endless greenery and forests. As with the rooms on the ground floor, the same design principle was used in the rooms and bathrooms on the upper floor, each one is special in its own way and has its own details that make them different.

The garden of 2800m<sup>2</sup> is completely fenced, and offers parking for 6 cars, 4 of which are covered. In addition to a handful of green areas that are taken care of by an automatic irrigation system, there is also a swimming pool of 50 sq.m. with heated water and a beach. In addition to all this, this villa also offers you additional facilities such as **tennis and basketball courts, as well as 7-hole mini golf.**

A superb option as a family home or as a tourist investment considering that the property is already rented out.

A truly dream property.

Please, do not hesitate to inquire about the price of the property.

For your info it is over 1 mln euro.

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/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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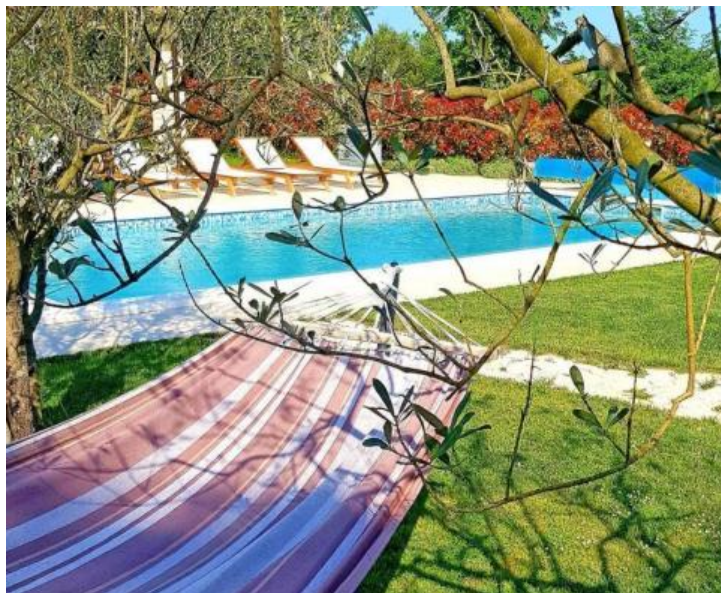


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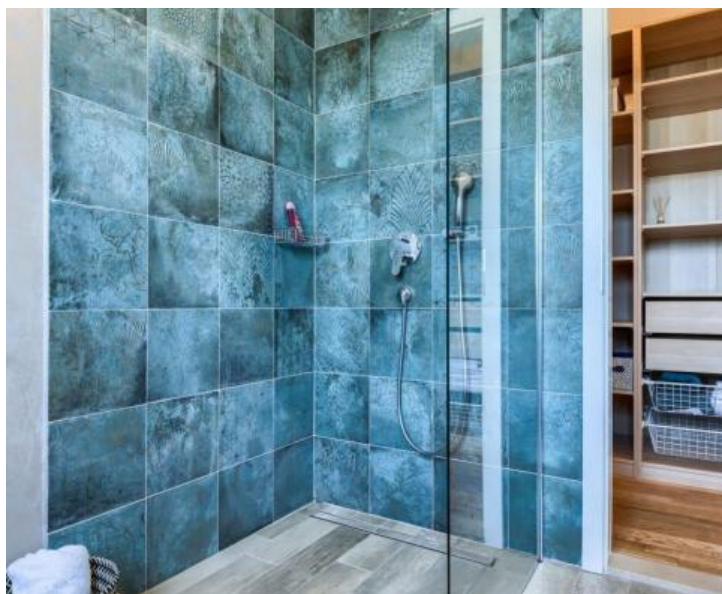
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