

Villa

Loborika, Marčana, Istria



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Ref	RE-U-15972
Type	Villa
Region	Istria > Pula
Location	Loborika, Marčana
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	162 sqm
Plot size	895 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 571 500

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Modern villa with swimming pool in Loborika-Marcana!

Total area is 162 sq.m. Land plot is 895 sq.m.

Villa is built in 2022, it is completely fresh.

Distance to the sea is 6 km.

On the ground floor there is an entrance, a kitchen with a dining room and a spacious living room, a room for a washing machine and a bathroom. The living room leads to a large covered terrace, a sunbathing area and a 8mx4m swimming pool that you can enjoy all day long. Internal stairs connect the ground floor with the first floor of the house, where there are three bedrooms, each with its own bathroom. Two bedrooms of the three have direct access to a large terrace of 32m² with panoramic views, and a storage room. Likewise, in the living room there is a chimney for solid fuels, which gives the new owners the option of installing a wood or pellet stove.

Each room is equipped with air conditioning. PVC joinery with mosquito nets and electric roller blinds was installed.

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 m²:
3528 €

Average price/m² of this type
in this region:
3606 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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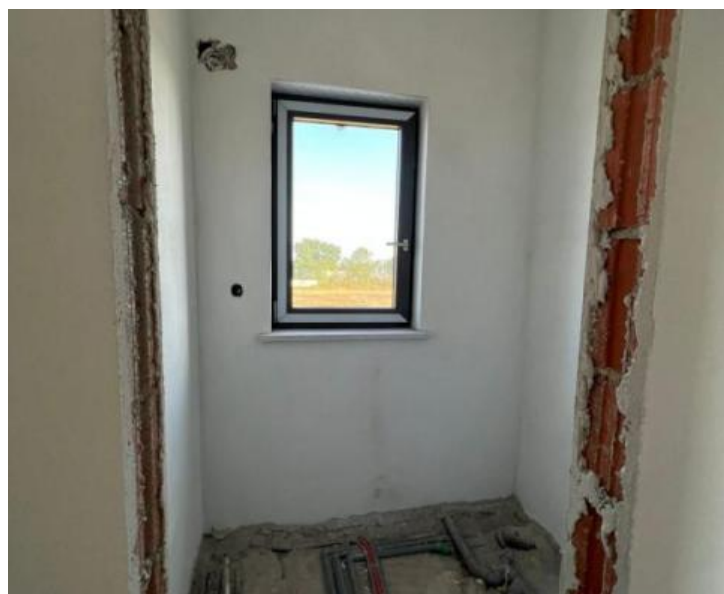
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