

Villa

Barban, Istria



Ref	RE-U-16244
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	171 sqm
Plot size	1075 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 436 000

Two attached houses with swimming pools in Barban area not far from Pula and international airport of Pula!

On the land of 875 m², a modern construction with a net area of 171 m² has begun, divided into two residential units with their own swimming pools.

The area of the first residential unit is 89 m² and consists of a living room, kitchen and dining room in an open concept with access to the terrace, bathroom, storage room and two bedrooms, one of which has its own bathroom. There is a 20 m² overflow swimming pool in the yard.

The area of the second residential unit is 82 m². It consists of a living room, kitchen and dining room in an open concept with access to the terrace, bathroom, pantry and two bedrooms, one of which has its own bathroom. There is a 20 m² overflow swimming pool in the yard.

The price of a duplex with a modern design is set for the Roh-Bau stage without carpentry and facade with included reconstruction walls, concreted pool beaches and concreted pools with the first stage of installation installed and a garden fenced with a concrete wall 1.60 m high.

The price includes agricultural land of 200 m², which is located opposite the property for sale.

This started construction is an ideal property for family life or for tourism.

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:
2550 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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