

House

Loborika, Marčana, Istria



Ref	RE-U-17023
Type	House
Region	Istria > Pula
Location	Loborika, Marčana
Front line	No
Sea view	No
Floorspace	367 sqm
Plot size	683 sqm
No. of bedrooms	9

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No. of bathrooms

4

Price

€ 415 000

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We are proud to offer this beautiful spacious house with 3 apartments, with a total living area of 367.94m² on a land plot of 683 sq.m..

So already in the basement of the building there is an apartment with a living room and a kitchen in one open space, with 2 bedrooms and 1 bathroom. The apartment also has an outdoor terrace in a beautiful garden full of flowers and plants.

On the ground floor of the building there is another apartment, equipped with an entrance hall, a living room, a kitchen and a dining room in a large sunny open-space area, 4 bedrooms, two of which are larger and the other two slightly smaller, and of course there are also 2 spacious bathrooms. From the living room there is direct access to a larger covered terrace, ideal for socializing and having fun with friends and family.

On the first floor, there is an apartment with the same layout as the apartment on the ground floor, but with a slightly smaller living area, so it is equipped with 3 bedrooms, two of which are larger and one smaller, a bathroom, a kitchen, a dining room and a living room in a larger open space. and a terrace with a view of nature and the village.

In all the three residential units, parquet has been installed in the living room and bedrooms, while in the other rooms, high-quality ceramics have been installed, the terraces are hidden from the sun, which makes staying on them during the summer months even more pleasant.

A new facade with 5 cm insulation was recently installed.

The yard of the remaining 469 m² land is decorated with beautiful flowers and fruit trees, so a part of the yard is used as a garden for growing your own vegetables or fruit, and there is enough space for a swimming pool. The property is sold partially furnished, and it is possible to agree terms with the owners about furniture. It is an interesting opportunity for all those who are looking for a property for their family or as an investment for tourism purposes.

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:
1131 €

Average price/m² of this type
in this region:
2759 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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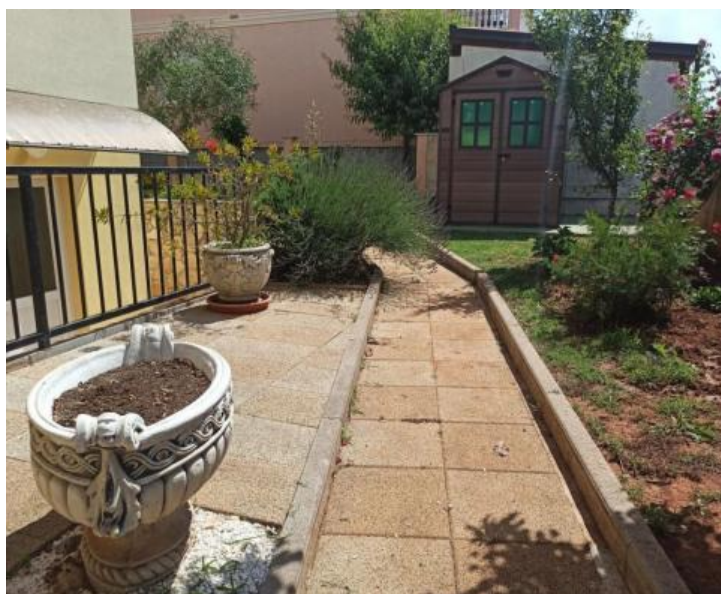
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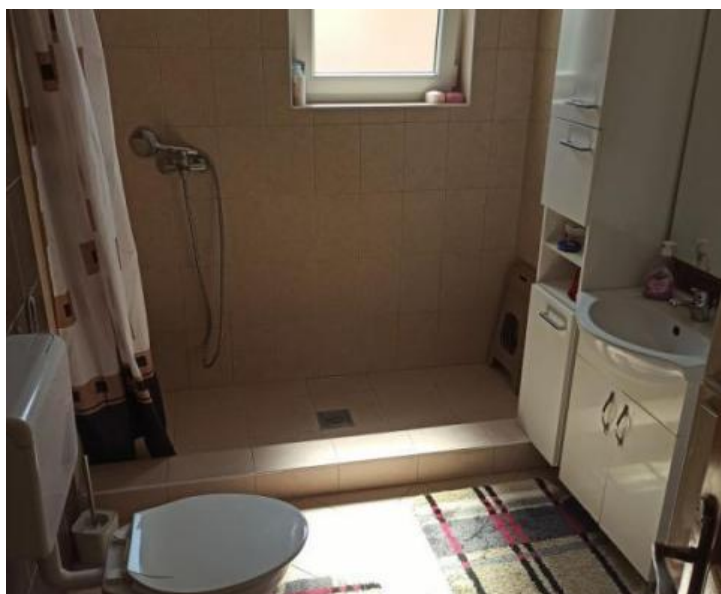
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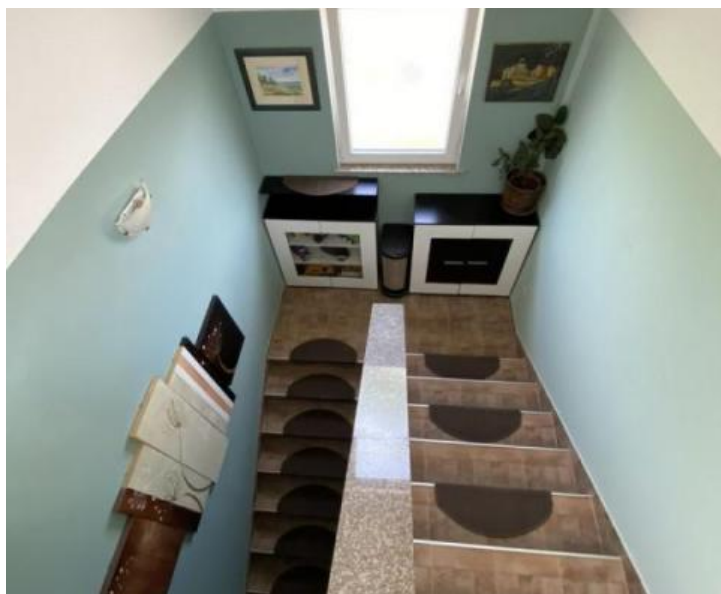
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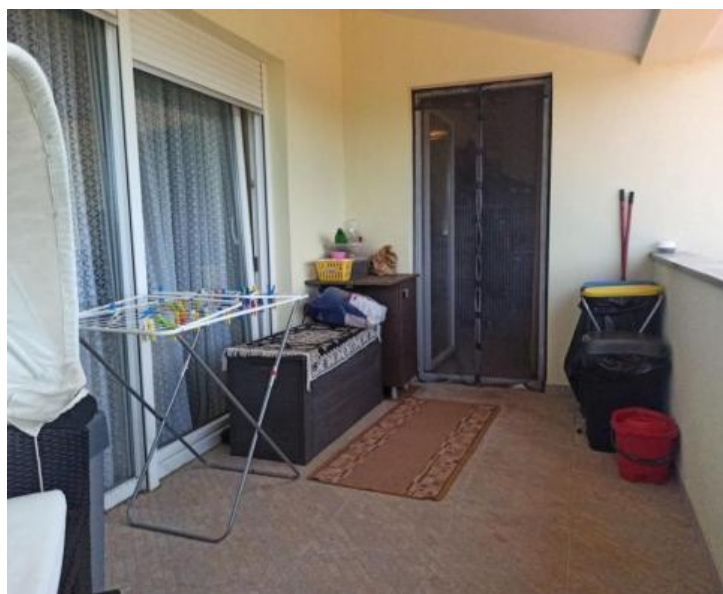
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