

Villa

Oprtalj, Istria



Ref	RE-U-18264
Type	Villa
Region	Istria > Umag
Location	Oprtalj
Front line	No
Sea view	No
Distance to sea	28000 m
Floorspace	100 sqm
Plot size	2200 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 1 140 000

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Two stone houses with swimming pool in Oprtalj, with magnificent views over Motovun town!
Total area is 100 sq.m. Land plot is 2200 sq.m.

One house is a ruin, while the other is a beautiful stone beauty that has had a well-established tourist rental business for years.

The house is designed as a two-story building, which on the ground floor contains a large room with a kitchen, dining room and living room. There is also a large covered terrace, which is ideal for spending time with family and friends.

Internal stairs lead to the first floor where there are two bedrooms and two bathrooms.

Behind the house there is a swimming pool of 24 sq.m., within complete peace surrounded by nature and forest.

The large garden covers 2,200 m² and provides peace and privacy.

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 m²:
11400 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3390 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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