

# Villa

Marčana, Istria



<b>Ref</b>	RE-U-18453
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7000 m
<b>Floorspace</b>	235 sqm
<b>Plot size</b>	24378 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 270 000

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Impressive modern villa in Marčana within greenery on more than 2 hectares of land!  
Total floorspace is 235 sq.m. **Territory around is 24378 sq.m. (!!!)**

This perfectly designed villa provides maximum comfort, extending through the ground floor and first floor. The ground floor includes social rooms; a large living room with kitchen and dining room in an open concept with access to a covered terrace with an outdoor fireplace, a bedroom that is also a studio apartment with its own bathroom and entrance and a guest toilet. The upper floor offers three bedrooms, two bathrooms and two terraces. The master bedroom has its own bathroom, dressing room and office with access to its own terrace. The villa is equipped with fan coilers for heating and cooling and a floor heating system connected to a heat pump.

The auxiliary facility located next to the house consists of a spacious garage for three vehicles with a charging point for electric vehicles, a room for hanging out with a gym and a toilet.

Next to the house there is also a heated swimming pool of 48 m<sup>2</sup> with a paved sunbathing lounge.

The territory is completely fenced, lit and decorated in a Mediterranean style, which is complemented by an old olive tree.

The property is fully furnished and equipped and is being sold as such.

VAT is included in the stated price and real estate sales tax is not payable.

The property is subject to VAT and is for sale with the entire ownership in the company (100% of shares).

Absolutely unique and highly recommended!

The exceptional secluded location, yet not far from all amenities necessary for life, and the quality of construction and equipment, offers lovers of intimacy, peace and nature an ideal opportunity for family life or an investment in an already well-established tourist rental business with excellent occupancy.

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 m<sup>2</sup>:  
5404 €

Average price/m<sup>2</sup> of this type  
in this region:  
3587 €

Median price/m<sup>2</sup> of this type  
in this region:  
3542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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