

# Villa

Ravni, Istria



<b>Ref</b>	RE-AB-ZUP-RAVNI
<b>Type</b>	Villa
<b>Region</b>	Istria › Rabac-Labin
<b>Location</b>	Ravni
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	244 sqm
<b>Price</b>	€ 1 200 000

# Villa

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Turn-key solution - project of luxury villa in Ravni just 300 meters from the beach!  
The project is currently in the phase of obtaining a valid building permit according to the attached visualizations.  
Construction is scheduled to begin in the spring of 2023.  
The price of the turnkey villa: EUR 1,200,000.

The total gross square footage of the property will be 244.36m<sup>2</sup> on 2 above-ground floors - ground floor and first floor.  
Considering the stage of the project, the customer has the right to minor corrections and changes.

Lower level is a public area with spacious salon, dining, kitchen, bathroom, terraces, laundry, guest wc, guest bedroom, dressings.

Upper floor is a private zone with hallway, 4 bedrooms, 4 bathrooms, terraces.

During the final stage works, the customer also has a key role in the choice of floor coverings and the choice of finishing materials works.

The property is located in an extremely favorable location, the last lot next to the green belt.

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>:  
4918 €

Average price/m<sup>2</sup> of this type  
in this region:  
3145 €

Median price/m<sup>2</sup> of this type  
in this region:  
3135 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

