

Villa

Cerovlje, Istria



Ref	RE-U-20741
Type	Villa
Region	Istria > Rabac-Labin
Location	Cerovlje
Front line	No
Sea view	No
Floorspace	142 sqm
Plot size	3200 sqm
No. of bedrooms	2
No. of bathrooms	3

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Price

€ 550 000

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Villa with a spacious garden of 3200 sq.m. under construction in Cerovlje valley.
Cerovlje is located in Istria hinterland protected from the winds by Učka mountain.

The villa is designed as one residential space with a net area of 140 m², which extends over two floors.
On the ground floor there is an open-concept living area that unites the living room, kitchen and dining room with access to the covered porch and bathroom.

The first floor consists of two bedrooms with their own bathrooms.

The property was conceived as a timeless object in a combination of modern and indigenous (stone and old beams) with a swimming pool of 28 m².

The building is currently in high Roh-bau condition with installed electricity, water and solar panel installations, and the stated price refers to the existing condition with the possibility of further construction and continuation of work on the building.

This property on the edge of the village is perfect for a quiet family life as well as an investment for the purpose of tourist rental.

Ideal isolation and privacy are guaranteed.

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:
3873 €

Average price/m² of this type
in this region:
3145 €

Median price/m² of this type
in this region:
3135 €

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

Median price/m² of this type
in Croatia:
3857 €

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