

Villa

Barban, Istria



Ref
Type
Region
Location
Front line

RE-U-20834
Villa
Istria > Pula
Barban
No

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Sea view	No
Distance to sea	15000 m
Floorspace	160 sqm
Plot size	600 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 550 000

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Modern villa with swimming pool within greenery in Medieval Barban!
Total area of the villa is 160 sq.m. Land plot is 600 sq.m.
The villas was built in 2020, now it is fully equipped and functioning.

Villa extends through two floors, ground floor and first floor.

On the ground floor there is a laundry room with a storage room, a toilet, a kitchen equipped with the most modern technology such as an integrated hood in a glass-ceramic hob, a built-in microwave oven, an oven and a refrigerator with a freezer, a dining room and a living room designed according to the open space principle from which there is access to the summer terrace. kitchen with BBQ area, swimming pool of 30m2 and sunbathing area.

Internal stairs lead to the first floor, where there are three bedrooms, each with its own bathroom. Two bedrooms share a common terrace of 13 m2. On the outside, separated from the house, there is a machine room with a storage area of 20m2.

The villa is located on elevated ground and offers a view of Bale on one side and Cres island on the other. Each room of the villa is equipped with air conditioning and a solid fuel fireplace in the living room. The external carpentry is PVC with automatic lifters of aluminum blinds. There are high-quality ceramics on the floors and laminate in the bedrooms.

There is parking for two vehicles within the fenced garden.

If the new owner wants to enlarge his garden, there is the possibility of buying the neighboring plot.

The villa has a categorization and there is a possibility of using the house for tourist 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:
3438 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

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

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

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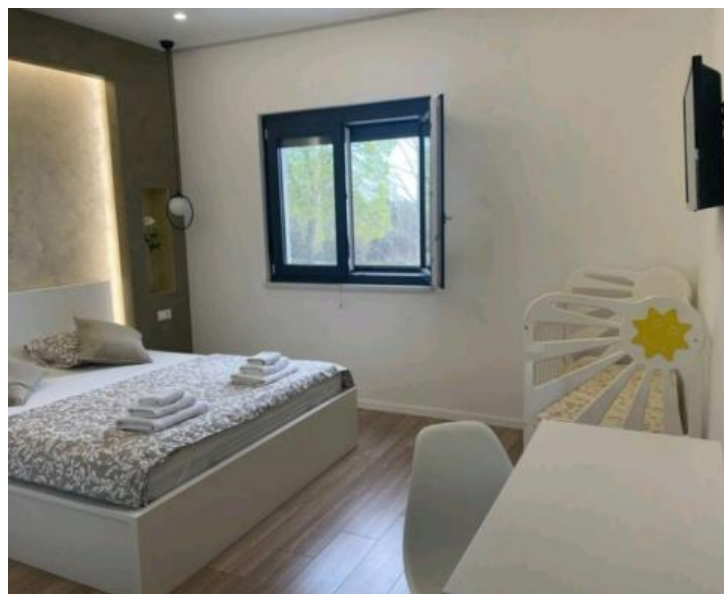
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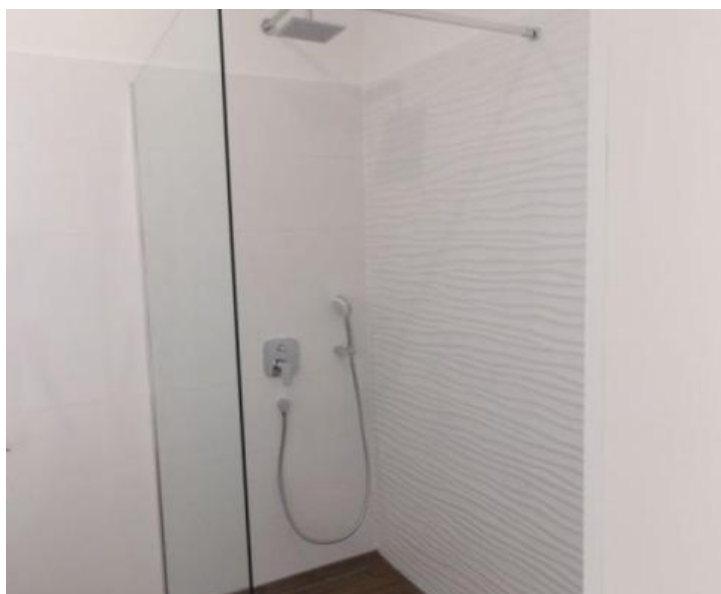
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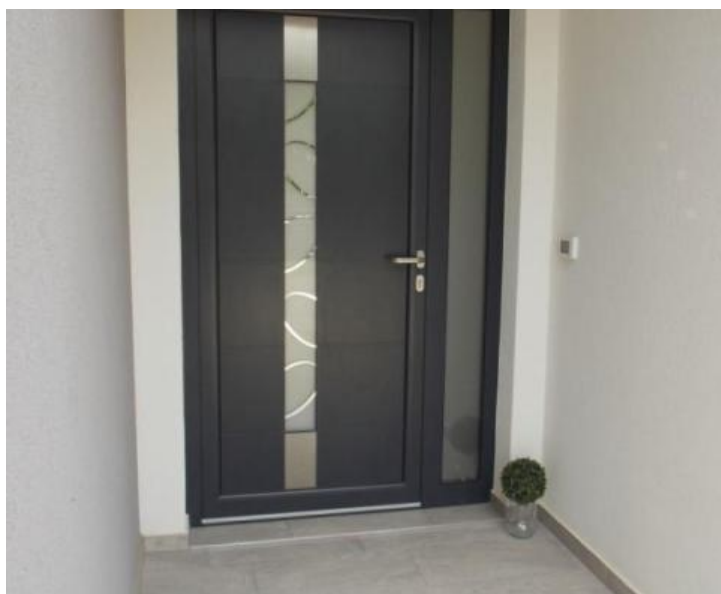
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