

Villa

Vrsar, Istria



Ref	RE-U-20709
Type	Villa
Region	Istria > Porec
Location	Vrsar
Front line	No
Sea view	No
Distance to sea	2700 m
Floorspace	107 sqm
Plot size	501 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 560 000

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New villa under construction in Vrsar area, just 2,7 km from the sea!

Total area is 107 sq.m. Land plot is 501 sq.m.

There are three similar villas in the complex which should be finalized in 2024.

On the ground floor, large glass walls have been installed, which allow a large flow of natural light into the space. The ground floor consists of a large living room and a kitchen with an open space concept dining room. The living room has an exit to the terrace where there is a swimming pool with a sunbathing area, a storage room and a toilet.

The first floor contains 3 bedrooms and 2 bathrooms.

The heating of the house is planned through an air conditioner and a heat pump. The house is sold fully furnished. Parquet will be installed in the bedrooms.

The garden will be landscaped and planted with Mediterranean plants.

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:
5234 €

Average price/m² of this type
in this region:
3911 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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