

# Villa

## Kaštelir, Istria



|                         |                |
|-------------------------|----------------|
| <b>Ref</b>              | RE-U-20989     |
| <b>Type</b>             | Villa          |
| <b>Region</b>           | Istria > Porec |
| <b>Location</b>         | Kaštelir       |
| <b>Front line</b>       | No             |
| <b>Sea view</b>         | No             |
| <b>Floorspace</b>       | 214 sqm        |
| <b>Plot size</b>        | 762 sqm        |
| <b>No. of bedrooms</b>  | 4              |
| <b>No. of bathrooms</b> | 4              |
| <b>Price</b>            | € 592 000      |

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Villa with pool in super-demanded area of Kaštelir-Labinci near Porec!

Total surface is 214 sqm. Land plot is 762 sq.m.

Villa will be completed in 2024.

It consists of ground and first floor.

On the ground floor there is salon with a dining room and a kitchen with a pantry, from which there is access to the terrace and the pool. There is also a toilet, a bedroom with a separate bathroom.

The salon has a chimney for a fireplace.

On the upper floor there are three spacious bedrooms, each with its own bathroom and terrace.

There is also an additional storage room on the first floor.

There is also an outdoor kitchen and a technical room for the swimming pool in the garden.

Heating will be underfloor heating, each room will have air conditioning.

The price is for a turnkey house.

It is possible to buy a fully equipped house by agreement.

Ideal property for luxurious family life or tourist rental.

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 m<sup>2</sup>:  
2766 €

Average price/m<sup>2</sup> of this type  
in this region:  
3911 €

Median price/m<sup>2</sup> of this type  
in this region:  
3891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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