

Villa

Tar-Vabriga, Istria



Ref	RE-U-20947
Type	Villa
Region	Istria > Porec
Location	Tar-Vabriga
Front line	No
Sea view	Yes
Distance to sea	5000 m
Floorspace	538 sqm
Plot size	753 sqm
No. of bedrooms	12
No. of bathrooms	4
Price	€ 650 000

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Building of the 4 apartments with swimming pool in Tar, Tar-Vabriga under construction, 5 km from the sea!
Villa benefits distant sea views!
Total area is 538 sq.m. Land plot is 753 sq.m.
Construction should be completed in 2023.

This building is being built with 4 residential units and a swimming pool. Each of the 4 residential units has a sea view.

Two apartments are located on the ground floor, and two apartments are located on the first floor.

Ground floor:

Two apartments, each with an area of 73.45 m² + terrace area of 11.60 m²

Upper floor:

Two apartments, each with an area of 112.47 m² + two terraces with a total area of 69.05 m²

The net area of all the apartments is 538 m².

The apartments on the ground floor have a hallway, kitchen, living room, two bedrooms, bathroom, toilet, storage room and a large terrace.

The apartments on the first floor have a hallway, kitchen, living room, four bedrooms, bathroom, toilet, storage room and a large terrace.

There will be a communal swimming pool in the garden.

The building has all the necessary documentation and permits.

Due to its proximity to the sea and all amenities for life, this property is ideal for family life in combination with a tourist rental, which would ensure a quick return on investment

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:
1208 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

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

Median price/m² of this type
in Croatia:
3859 €

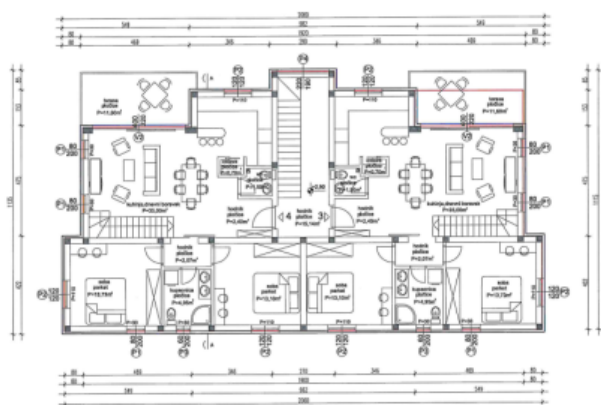
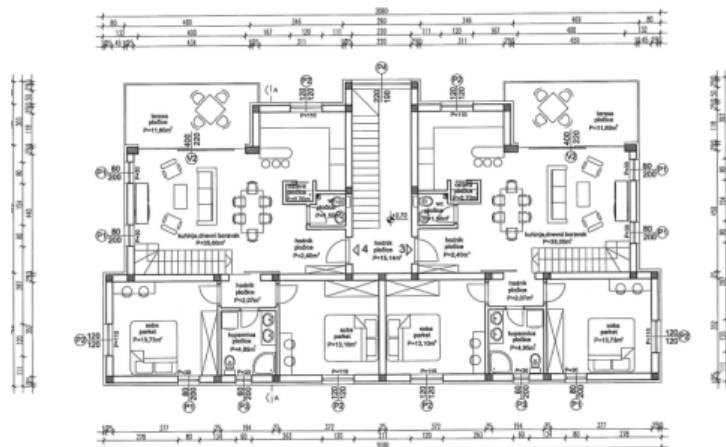
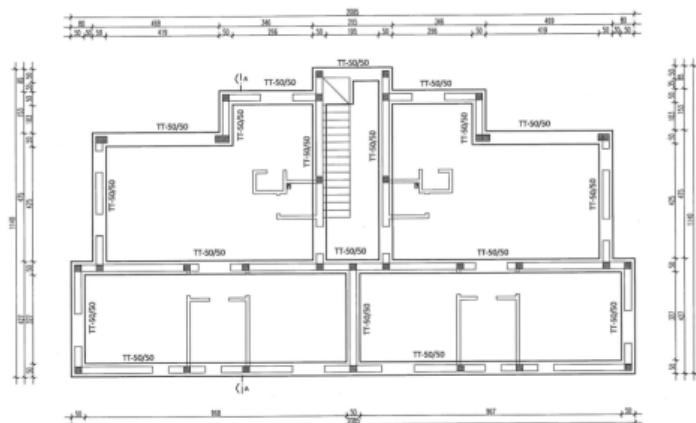
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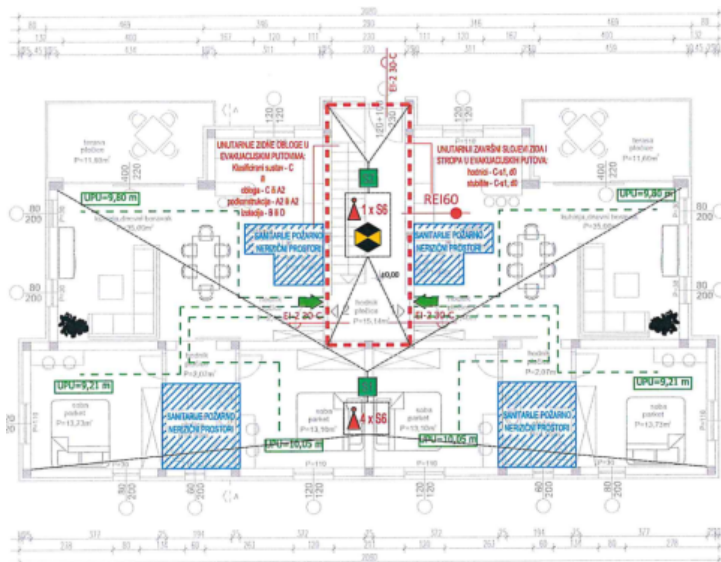


GRAĐEVINSKA BRUTO PLOŠĆINA

$P = 20,80 \times 4,22 + 19,20 \times 4,75 + 9,82 \times 1,53 + 2,90 \times 0,85 = 196,46m^2$

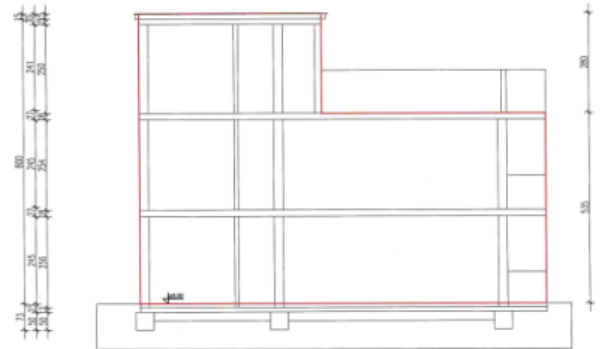
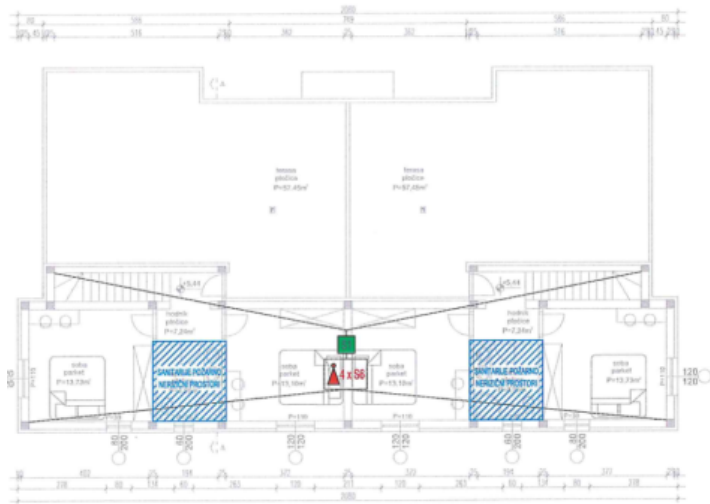
POVRŠINA ZA UTVRĐIVANJE OBLUMA

$P = 20,60 \times 4,02 + 19,00 \times 4,75 + 9,62 \times 1,53 + 2,70 \times 0,85 + 4,69 \times 1,53 \times 2 = 204,42m^2$



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GRADEVINSKI OBUJAM ZGRADE (za komunalni i vodni doprinos)

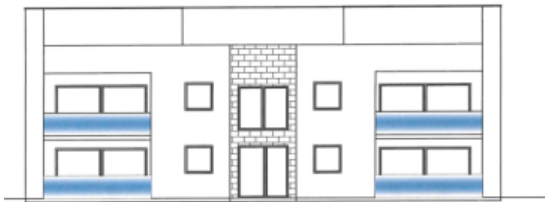
$$V = (204,42 - 4,69 \times 1,53 \times 2) \times 5,35 + 95,25 \times 2,80 + 4,69 \times 1,53 \times 4$$

$$V = 1.016,87 + 266,70 + 28,70$$

$$V = 1.312.27 \text{ m}^3$$

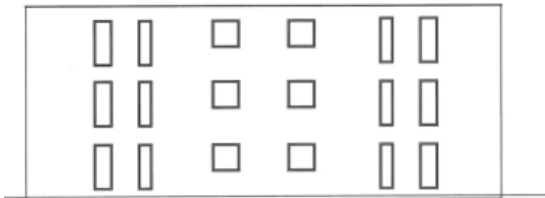
SJEVEROZAPADNO PROČELJE

MJ. 1 : 100



JUGOISTOČNO PROČELJE

MJ. 1 : 100



SJEVEROISTOČNO PROČELJE

MJ. 1 : 100

