

Villa

Marčana, Istria



Ref	RE-U-21369
Type	Villa
Region	Istria › Pula
Location	Marčana
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	174 sqm
Plot size	1000 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 680 000

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Holiday villa with swimming pool for sale only 2 km from the sea in Marčana!
Total area is 174 sq.m.

The property is located in a wonderful location surrounded by nature in a small town 2 kilometers from beautiful beaches.

It consists of ground and first floor.

On the ground floor there is a covered entrance, hallway, living room with kitchen and dining room with access to the outdoor terrace and pool, bathroom, and two covered terraces with a total living area of 91 m².

The internal stairs lead us to the 1st floor, where there are 3 bedrooms with 3 bathrooms, a hallway, and a covered and uncovered terrace with a total living area of 84 m².

It is located on a land plot of 1000 m² with a landscaped green area, a swimming pool of 21 m² and two parking spaces.

The house is under construction and the buyer can choose the heating and cooling system and complete interior decoration, colours, style and idea.

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:
3908 €

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:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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