

Villa

Marčana, Istria



Ref	RE-U-21370
Type	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	141 sqm
Plot size	600 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 520 000

Villa

Marčana, Istria



Villa of modern architecture in Marčana, only 2 km from wateredge!
Convenient location in close vicinity to Pula and Pula International Airport!

Total area is 141 sq.m.

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, toilet and laundry room, and two covered terraces with a total living area of 69.50 m2.

The internal stairs lead us to the 1st floor, where there are 2 bedrooms with 2 bathrooms, a hallway, and a covered and uncovered terrace with a total living area of 72 m2.

It is located on a plot of 600 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 and style.

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.

Villa

Marčana, Istria



Price per m²:
3688 €

Average price/m² of this type
in this region:
3606 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4350 €

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

Villa

Marčana, Istria



Villa

Marčana, Istria

