

Villa

Karigador, Brtonigla, Istria



Ref	RE-U-23856
Type	Villa
Region	Istria > Umag
Location	Karigador, Brtonigla
Front line	No
Sea view	Yes
Distance to sea	290 m
Floorspace	173 sqm
Plot size	156 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 455 225

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Villetta with swimming pool in Karigador, Brtonigla, 290 meters from the sea!
Wonderful sea views from the upper levels!

We offer a newer complex of buildings located in Karigador, only 290m from the landscaped and natural beaches. Thus, in the same complex, there is a triplex villetta with a roof terrace and a wonderful view of the sea and the sunset, with a total square footage of 173m² and a private yard of 156.50m².

Organization of space;

* Ground floor = 65.75m² (50.15m² space + 15.60m² terrace)

At the entrance to the apartment there is a corridor that separates the private space from the space for everyday life. In the area for daily life, there is a spacious living room with a dining room and a kitchen in one larger open and airy space, from which there is also a direct exit to the outdoor semi-covered terrace with a summer kitchen of 15.60 m². While in the private part of the ground floor there is one larger bedroom, as well as a guest bathroom.

*1st floor = 50.75m² (43.35m² space + 7.40m² terrace)

The upper floor is accessed via an internal staircase where there are two additional bedrooms, one of which is the master bedroom and has its own private terrace of 7.40 m² with a view of the village and the sea. Likewise, on the same floor there is a shared bathroom, and then a utility room that is also used as a small storage room.

*Roof = 56.5m²

The roof terrace is accessed by a further staircase, from which a wonderful view of the sea and the rest of the settlement extends, the same space can be decorated according to the wishes of the future owners.

The yard of the apartment of 156.50 m² is completely fenced and private, there is also a covered parking lot for two cars on the same yard. The price of parking is included in the price.

Additional information;

- * All apartments are equipped with air conditioners for cooling and heating
- * All apartments are equipped with electric underfloor heating
- * Quality ceramics are installed
- * The joinery is ALU with three-layer glass filled with gas
- * 8 cm insulation is placed on the outer walls
- * The apartment is only 290m away from natural beaches
- * There is a possibility of subsequent installation of the pool
- * The price shown is for legal entities, VAT is added to the price for private individuals

If you need additional information or have any questions, feel free to contact us!

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:
2631 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3390 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

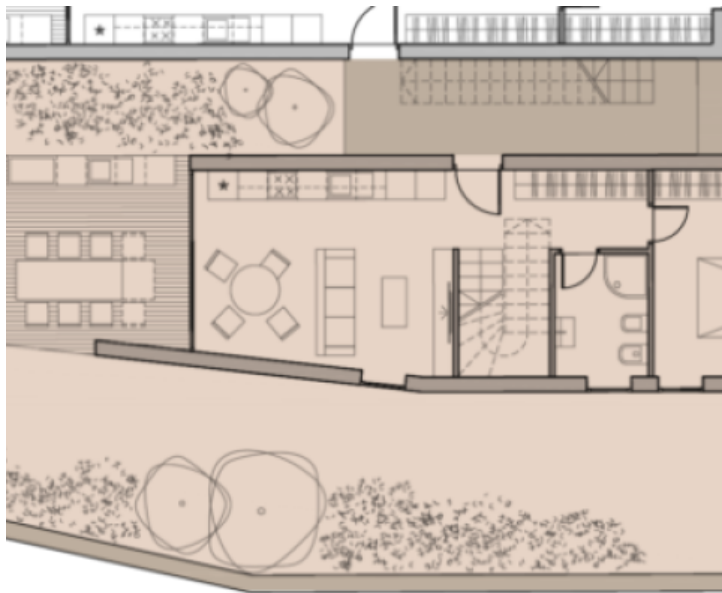
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