

Villa

Karigador, Brtonigla, Istria



Ref	RE-U-23871
Type	Villa
Region	Istria > Umag
Location	Karigador, Brtonigla
Front line	No
Sea view	Yes
Distance to sea	290 m
Floorspace	154 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 440 500

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We offer a newer complex of semi-detached villettas located in Karigador, only 290m from the landscaped and natural beaches.

Thus, in the same complex, there is a two-story villetta with a roof terrace and a wonderful view of the sea and the sunset, with a total square footage of 154.10 m² and a garden area of 83.85 m².

Organization of space;

* Ground floor = 58m² (45.65m² space + 12.35m² terrace)

At the entrance to the villetta, there is a corridor that separates the staircase from the living space. In the area for everyday 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 a direct exit to the outdoor semi-covered terrace of 12.35 m² with a summer kitchen. There is also a guest bathroom with a small storage room on the ground floor.

*1st floor = 45.15m² (38.70m² space + 6.45m² terrace)

The upper floor is accessed via an internal staircase where two additional bedrooms are located, one of which is the master bedroom and has its own private terrace of 6.45m² with a view of the village and the sea.

Likewise, on the same floor there is a common bathroom with a small storage room

*Roof = 50.95m²

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

Additional information;

- * All units are equipped with air conditioners for cooling and heating
- * All villettas 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 villetta 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:
2860 €

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

Median price/m² of this type
in this region:
3412 €

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

Median price/m² of this type
in Croatia:
3857 €

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