

# Villa

## Vinkuran, Istria



<b>Ref</b>	RE-U-24184
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Vinkuran
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1100 m
<b>Floorspace</b>	85 sqm
<b>Plot size</b>	981 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 480 000

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Beautiful holiday villa in Pomer-Vinkuran area 1 km from the sea!

Beautiful holiday home near the sea! In the depths of a deep bay, protected from the cold winds and lulled by the shade of pines, is the self-contained Pomer. Quiet, relaxed and thoughtful, Pomer is a place of revived memories that return with every wave on its coast. The sea is undoubtedly the main attraction in this corner of paradise. Its plaventillo hides the richness of taste and smell that it has so selflessly provided for thousands of years. The beauty of this bay and its benefits were also noticed by the ancient Romans, they called it Pomoerium and built their luxurious spas, luxurious villas and a harbor here.

The land of 981 m<sup>2</sup> hides a ground floor of 85 m<sup>2</sup>, which consists of a living room with a kitchen and a dining area, three bedrooms and two bathrooms.

The exterior of the property includes a swimming pool, a terrace, a canopy with a summer kitchen and a fireplace, a sunbathing area, a playground for the youngest, a green area and parking for several cars. The property is in the rental system for tourist purposes and is used as such. Therefore, the future owners of the same well-established business offer the possibility of a safe return on their investment.

Definitely a property worth your attention because of price!

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 m<sup>2</sup>:  
5647 €

Average price/m<sup>2</sup> of this type  
in this region:  
3604 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4352 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €

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