

# Villa

Kršan, Istria



<b>Ref</b>	RE-U-25184
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Kršan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7500 m
<b>Floorspace</b>	131 sqm
<b>Plot size</b>	895 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 375 000

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Villa with swimming pool in Kršan, reasonable price - Labin area, cca. 7 km from the sea.

Total area is 131 sq.m. Land plot is 895 sq.m.

The villa consists of a kitchen and living room, a guest toilet and 4 bedrooms, each with its own bathroom.

The garden will be decorated with a summer kitchen with glass walls and a bathroom, with an area of 20 m<sup>2</sup>, and next to it there is a large swimming pool with an area of 30 m<sup>2</sup>, which is ideal for enjoying warm summer days.

There will be 2 parking spaces are provided for your cars.

The villa is offered according to the "turnkey" system.

The owner of the villa is a legal entity and the buyer is exempt from paying real estate sales tax.

This beautiful one-story house is perfect for an investment in a tourist rental or for a family home.

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.

Price per m<sup>2</sup>:  
2863 €

Average price/m<sup>2</sup> of this type  
in this region:  
3145 €

Median price/m<sup>2</sup> of this type  
in this region:  
3135 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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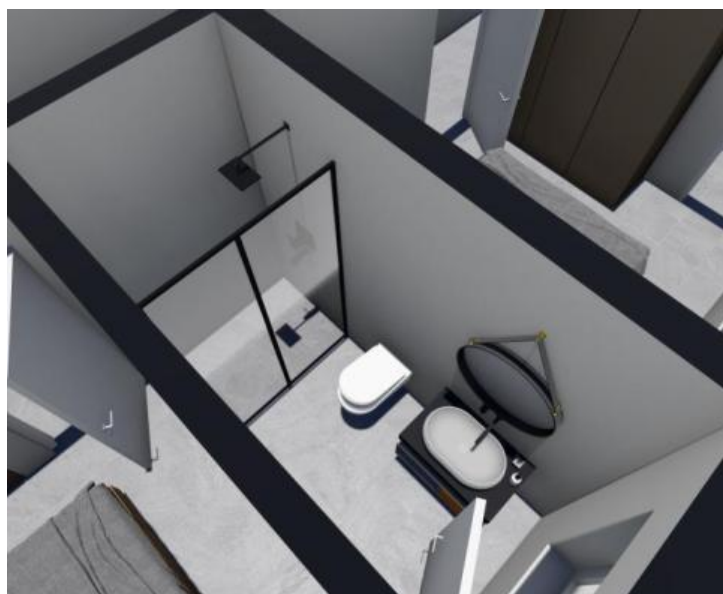
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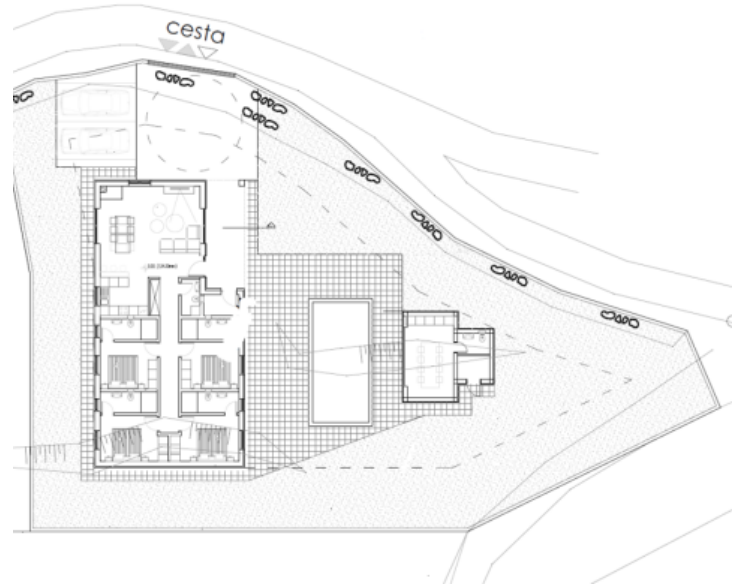
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