

Villa

Barban, Istria



Ref	RE-U-25502
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	25000 m
Floorspace	168 sqm
Plot size	854 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 541 000

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In the bosom of the enchanting Barban region, where history whispers through medieval echoes, a single-story villa, still in the throes of construction, awaits its moment of completion. Barban, a quaint acropolis-type hamlet in Istria, graces the southeastern edge of the Istrian peninsula, perched above the valley of the Raša river. A mere 20 kilometers from Pula and 12 kilometers from Labin, its connectivity is ensured by the arteries of the Pula-Rijeka highway, and the regional roads linking Barban to Žminj and Vodnjan.

This idyllic haven is renowned for the knightly spectacle of the Race to the Ring, a tradition observed in the dog days of August, along with the celebration of figs and fig groves, and sundry other events that have burgeoned in the wake of a burgeoning rural tourism scene over the past decade.

On offer is an unattached villa, a skeletal masterpiece in the making, with a sprawling expanse of 168 square meters.

Within its confines, three bedrooms, each graced with its private sanctuary, are poised alongside an expansive open-space living realm. A toilet, a secluded terrace adorned with a barbecue, and an annex with a discrete entrance, versatile enough to morph into a garage or cater to the whims of a future proprietor, round out the architectural symphony.

This villa, a bastion of comfort, will be fully enveloped in the embrace of air-conditioning, complemented by the warmth radiating from underfloor heating. A hearth in the living room, tenderly cradling flames, promises an additional layer of allure during the crisp winter months.

The sprawling grounds, a canvas measuring 854 square meters, beckon with an outdoor fireplace, multiple parking bays equipped for the replenishment of electric steeds, and a crystalline pool embraced by a sun-kissed sanctuary. This heated, cascading pool, sprawling over 40 square meters, will be caressed by water purified through the alchemy of a salt electrolysis system.

Nestled in the tranquility on the fringes of the construction canvas, this abode guarantees the future lord or lady of the manor a cloak of seclusion. As with any treasure, this property bears the weight of VAT.

The declared price extends its hand to legal entities within the VAT system, while for physical persons, the price bears the added embellishment of the VAT appendage.

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:
3220 €

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:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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