

Villa

Barban, Istria



Ref	RE-U-30384
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	159 sqm
Plot size	1998 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 635 000

Price fell from 675 000 eur to 635 000 eur!

Beautiful villa in a quiet village in Barban area, 5 km from the sea!

Total area is 159 sq.m. Land plot is 1998 sq.m.

Villa belongs to 2017 and is fully functional, equipped and furnished.

Villa consists of a kitchen, dining room, living room and bathroom on the ground floor.

On the first floor there is a bathroom and 3 bedrooms, 2 of which have access to the terrace.

The villa also has an additional space of 25 m2 in which there is a gym.

The facility is fully air-conditioned, and the bathrooms have underfloor heating.

On the land plot of 1998 m2, there is a swimming pool measuring 4x8 m, a sunbathing area, a gazebo and an auxiliary building that serves as a storage room, and according to the wishes of the future owner, it can be converted into a space for a jacuzzi or sauna.

The garden by the villa is maintained and fully fenced and provides enough privacy.

Accommodation in a quiet location, surrounded by family houses and holiday villas, and a beach 5 km away make this property ideal for tourism.

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:
3994 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

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

Median price/m² of this type
in Croatia:
3859 €

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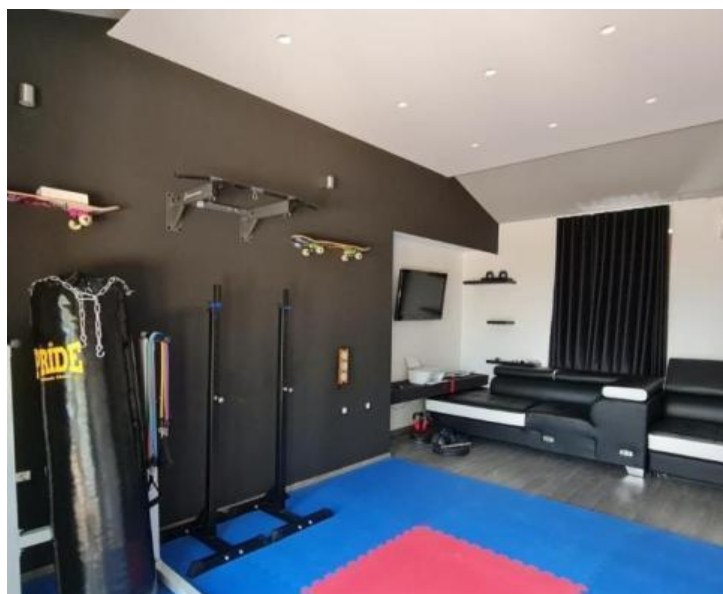
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