

Villa

Barban, Istria



Ref	RE-U-26455
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	13000 m
Floorspace	119 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 495 000

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Villa with swimming pool and solar panels in Barban area, conveniently located between Pula and Labin. Total area is 119 sqm. Land plot is 814 sqm.

The newly built prefabricated one-story house is defined as one residential unit whose L-shaped floor plan concept has been used to the maximum and is decorated with high quality and taste.

The villa consists of a salon space that unites the kitchen, dining room and living room with access to the terrace covered with a pergola, three bedrooms, three bathrooms, a guest toilet and a storage room.

Heating/cooling of the house is provided by air conditioners, floor heating in the bathrooms and a pellet fireplace in the living room.

In the horticulturally landscaped and fenced garden, the central place is occupied by a heated swimming pool of 29 m² with a sun deck area.

The property is fully equipped and furnished and is being sold as such.

An ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

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:
4160 €

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:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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