

# Apartment

## Valbandon, Fažana, Istria



<b>Ref</b>	RE-U-26411
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Valbandon, Fažana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	71 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 280 000

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Beautiful apartment on the first floor of a new building in Fazana-Valbandon, 600 meters from the sea.

It is an apartment with a garden in a new residence which should be completed in 2024. It is an apartment whose total area with two parking spaces is 71.95 m<sup>2</sup>, and it is a 2-bedroom apartment.

It is a new project with 3 apartments in total, and the apartment in question is the only one available in the project.

The apartments will have underfloor heating, 3 air conditioners, electric shutters, mosquito nets, and high-quality ceramics. Glass will be installed on the terraces.

According to the project, the apartment in question has two parking spaces. The orientation is southwest. The location is excellent as peace is ensured, and the first beach is a few minutes' walk away, and in the immediate vicinity there are other beaches, restaurants, shops, gas stations

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>:  
3944 €

Average price/m<sup>2</sup> of this type  
in this region:  
3845 €

Median price/m<sup>2</sup> of this type  
in this region:  
3661 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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