

Villa

Kavran, Marčana, Istria



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Ref	RE-U-27390
Type	Villa
Region	Istria > Pula
Location	Kavran, Marčana
Front line	No
Sea view	Yes
Distance to sea	2500 m
Floorspace	140 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 332 000

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Villa under construction in Kavran, Marčana, 2,5 km from the sea, with sea views!

It is a detached villa of 140 sq.m. on a land plot of 385 sq.m.

The project differs from most villas, as the living room with kitchen and dining room, summer kitchen and a beautiful terrace accessed through glass walls are located on the 1st floor.

The organization of the space in the above manner was done due to the unobstructed panoramic view of the sea from the first floor.

On the ground floor, there is a night area that includes 3 comfortable bedrooms with bathrooms and a utility room.

The yard is fully utilized and 3 parking spaces are provided, as well as space for a swimming pool and beach.

The property has an internal and external staircase to access the first floor. The land plot is surrounded by Istrian drywall!

The following structure is included in the stated price:

- concreted beach, sidewalk and installed bio pit
- connected rainwater absorption wells
- all earthworks
- electricity and water connection and paid utilities

Villa is being sold for this price in roh-bau condition.

It is a 2.5 km drive from the house directly to the first beach on an asphalted road!

Very quiet location surrounded by nature and holiday homes!

An opportunity for all those who like interior and exterior decoration according to their own wishes!

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:
2371 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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