

# House

## Barban, Istria



<b>Ref</b>	RE-U-28785
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Barban
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	126 sqm
<b>Plot size</b>	524 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 420 000

House with swimming pool in Barban area, cca. 3 km from the sea.

Barban, nestled in the southern part of eastern Istria, stands as a charming medieval acropolis-style settlement overlooking the Raša river valley. With its well-preserved architectural gems dating back to the Baroque and Gothic eras, adorned with frescoes, Glagolitic inscriptions, churches, palaces, and ancient city walls, Barban exudes an irresistible allure. The town is also renowned for its knightly Ring Race, traditional wine festival, and fig festival, adding to its appeal.

Encompassing an area of 100 km<sup>2</sup>, the municipality of Barban stretches from the picturesque Raško Bay to include 31 other settlements nestled amid the lush greenery of Barbanština.

A delightful house with a swimming pool awaits near the town of Barban, nestled in a serene settlement surrounded by nature, family residences, and holiday homes. With its timeless design and a net area of 116.40 m<sup>2</sup>, this abode showcases the elegance of simple exterior architecture.

The interior space is thoughtfully arranged, maximizing functionality and natural light. It comprises an open-concept living area seamlessly integrating the living room, dining room, and kitchen, along with three bedrooms, two bathrooms, and storage facilities. A covered terrace with a summer kitchen adds to the charm of the floor plan.

The meticulously landscaped yard of 524 sq.m., complete with horticultural features, encloses a fenced area, providing privacy and tranquility. Meanwhile, a 28 m<sup>2</sup> swimming pool, accompanied by a sun deck, offers the epitome of relaxation and harmony.

This property, situated in a prime location, presents an exceptional opportunity for comfortable family living and serves as an enticing investment for those venturing into the lucrative tourist rental business.

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>:  
3333 €

Average price/m<sup>2</sup> of this type  
in this region:  
2759 €

Median price/m<sup>2</sup> of this type  
in this region:  
2660 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €

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JUŽNO PROČELJE



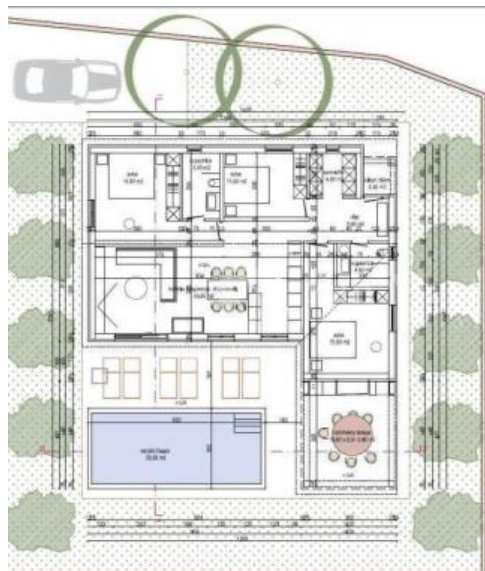
SJEVERNO PROČELJE



ISTOČNO PROČELJE



ZAPADNO PROČELJE



Projekt: 2018.05.01  
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