

# Villa

## Barban, Istria



<b>Ref</b>	RE-U-29353
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Barban
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	160 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 570 000

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Luxury villa with swimming pool in Barban!  
Total area is 160 sq.m. Land plot is 600 sq.m.

In the market is an opulent luxury villa, spanning 160 m<sup>2</sup>, complete with a swimming pool. The property is elegantly structured over two levels.

The ground floor encompasses a guest lavatory, a bedroom, and a kitchen seamlessly integrated with the dining and living areas, all of which open onto the principal terrace.

Ascending to the first floor, one finds two bedrooms, each accompanied by a wardrobe, and two sumptuous bathrooms. The climate within is meticulously controlled, courtesy of air conditioning units in every room and underfloor heating.

Nestled on a 600 m<sup>2</sup> land plot, the villa is complemented by a swimming pool, an annex building, a sauna, and a summer kitchen. The entire grounds are encircled by a secure fence.

This property presents a prime investment opportunity for those in the tourism sector, owing to its established business credentials, or as an idyllic family abode, given its proximity to essential amenities.

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>:  
3563 €

Average price/m<sup>2</sup> of this type  
in this region:  
3604 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4352 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €

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