

Villa

Loborika, Marčana, Istria



Ref	RE-U-29283
Type	Villa
Region	Istria > Pula
Location	Loborika, Marčana
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	250 sqm
Plot size	930 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 446 000

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We are proud to present this beautiful house under construction, located near the town of Pula in a peaceful neighborhood with excellent amenities and close to the city center. The construction of this house began in early 2019.

This property is considered an ideal combination of a good traffic location and a tranquil environment that offers all the comfort and privacy you seek. The house covers an area of 250 m² and consists of a ground floor and a first floor. Terrain is 930 sq.m.

On the ground floor, there is a living room combined with a kitchen and dining area, one bedroom, two bathrooms, a hallway, a storage room, and a covered terrace. The first floor features three bedrooms and two bathrooms. A large covered terrace offers a beautiful view and access to the yard, ideal for relaxation and sunbathing. Air conditioning units are provided in all bedrooms and one in the kitchen, living room, and dining area.

The house is being sold in the "rough construction" phase, which includes sanitary installations, while leaving space for your personal touch in the interior design.

The location of this house is exceptional, situated in a small suburban village just a few minutes' drive from the center of Pula and its beautiful beaches. Nearby, there are restaurants, wineries, agritourism farms, walking paths, cycling trails, a park, playground, and many other amenities.

The southwest orientation of the house ensures optimal use of natural light and a pleasant atmosphere.

ADDITIONAL INFORMATION:

- The house is being sold in the rough construction phase.
- Buyers have the right to influence the interior design.
- For an additional fee, the house can be equipped with air conditioning units in every room and electric underfloor heating throughout.
- PVC windows and doors
- Option to finish the construction for an additional fee
- Possibility to build a swimming pool

LOCATION DESCRIPTION: The villa is located in a quiet and peaceful neighborhood near the city of Pula. It is a luxurious part of Pula, mostly consisting of new family villas and houses and a few vacation homes.

What will surely interest all potential buyers is that the house is in close proximity to all essential daily amenities, such as shops, supermarkets, pharmacies, cafes, restaurants, taverns, and the like. Moreover, the city center of Pula is only 4 km away from the house.

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

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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:
1784 €

Average price/m² of this type
in this region:
3604 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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