

# House

## Kavran, Marčana, Istria



<b>Ref</b>	RE-U-29956
<b>Type</b>	House
<b>Region</b>	Istria › Pula
<b>Location</b>	Kavran, Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	210 sqm
<b>Plot size</b>	405 sqm
<b>No. of bedrooms</b>	6

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**No. of bathrooms**

3

**Price**

€ 571 000

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A spacious house with 3 apartments and a garage in a quiet area not far from Pula!  
Total area is 210 sq.m. Land plot is 405 sq.m.

This spacious house extends over two floors and consists of 3 apartments with a garage, a covered parking space and a basement, smokehouse and boiler room.

On the lower floor there are two apartments with separate entrances.

The first apartment is 50 m<sup>2</sup> in size and consists of a kitchen with a dining room, a bedroom and a bathroom. The second apartment consists of a hallway, a living room connected to the kitchen and dining room and an exit to the terrace, then a bedroom and a bathroom with a total living area of 80 m<sup>2</sup>.

The external stairs lead to the third apartment, which occupies the entire upper floor.

It consists of a corridor that runs through the entire apartment, 4 bedrooms, each of which has air conditioning, a kitchen with a dining room, a bathroom and a large terrace with a wonderful view.

The yard is 404 m<sup>2</sup> in size and has a built-in swimming pool and several fruit trees such as lemons, clementines, figs, persimmons and oranges.

It also includes an outdoor grill.

Most of the garden is paved, which is why you can park up to 6 cars here. The property also includes a garage and 2 covered parking spaces.

The larger apartment on the lower floor has a wood stove, while the other 2 apartments are equipped with air conditioning.

There are 2 solar panels on the house that heat the hot water boiler, there is also a backup electric boiler in case of a longer cloudy period.

There is also a basement under the stairs leading to the upper floor.

This property contains a septic tank located under the garage.

It is sold fully furnished and equipped.

An ideal opportunity for family life, rental or a combination of these options.

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>:  
2719 €

Average price/m<sup>2</sup> of this type  
in this region:  
2752 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
2892 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €



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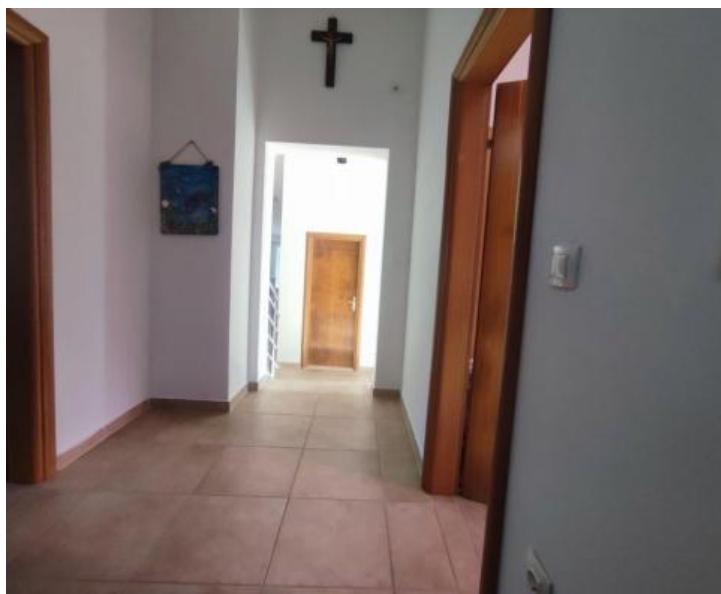
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