

Villa

Butoniga, Pazin - Okolica, Istria



Ref	RE-U-13077
Type	Villa
Region	Istria > Rovinj
Location	Butoniga, Pazin - Okolica
Front line	No
Sea view	No
Distance to sea	30000 m
Floorspace	270 sqm
Plot size	527 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 390 000

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Under construction - Detached stone villa in Istrian style with swimming pool in Pazin area!

It is the very heart of Istria!

Total area is 270 sq.m. Land plot is 527 sq.m.

Villa will have three floors.

In the basement of the villa there is a room for socializing- tavern or konoba, toilet, storage and laundry.

The ground floor has a kitchen with dining area, spacious living room, toilet and one bedroom with private bathroom.

The upper floor has two more bedrooms with private bathrooms.

The garden area is 527 m2 and contains a heated swimming pool of 30m2 with a sundeck zone.

There are also two parking spaces, one of which is covered.

It is currently in a high roh bau phase, and the planned completion is expected at the end of 2022.

The price is set for a finished, habitable house, including furniture.

Without furniture the price is 350,000 Euros.

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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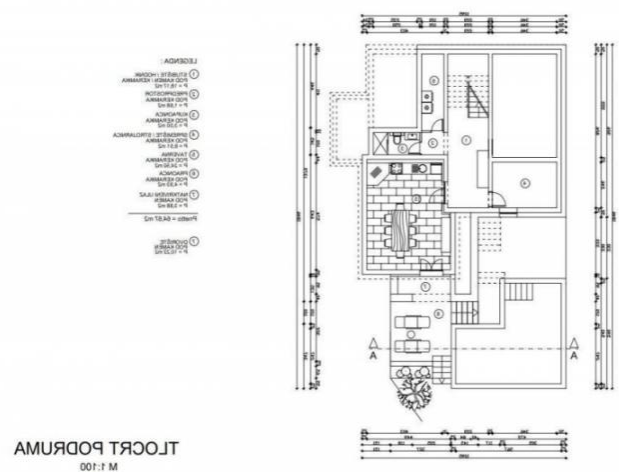
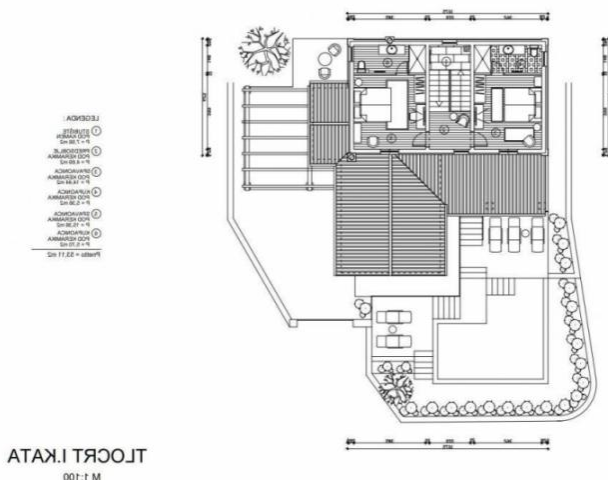
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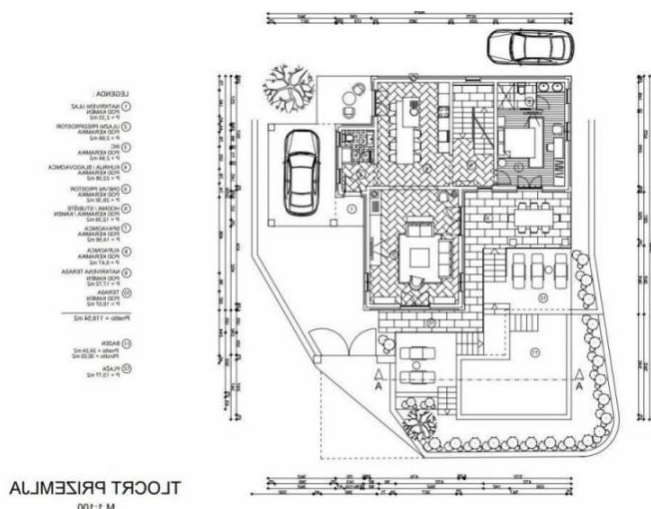
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