

Villa

Rakalj, Marčana, Istria



Ref	RE-U-30672
Type	Villa
Region	Istria > Pula
Location	Rakalj, Marčana
Front line	No
Sea view	No
Floorspace	555 sqm
Plot size	4136 sqm
No. of bedrooms	7
No. of bathrooms	5
Price	€ 2 500 000

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Magnificent luxurious villa in Rakalj area, on 4136 sq.m. of land with swimming pool!
This glamorous villa offers 555 sq.m. of exquisite space.

The villa has in total seven bedrooms, six bathrooms, two living rooms, indoor and outdoor kitchen, wine cellar, swimming pool, urbanized garden.

It spreads over two spacious floors: ground floor and first floor. The villa has two living rooms, indoor kitchen and outdoor summer kitchen, wine cellar and laundry room, seven bedrooms, five bathrooms and a guest toilet. Central heating is on gas, each room, living room and kitchen have air conditioning.

On the ground floor of the villa there is a fully equipped kitchen with dining area, spacious living room with fireplace, additional living space whose door leads to the courtyard of the villa with pool. Modernly equipped bathroom and a beautiful loggia that has glass walls instead of two walls acts like a small green gallery and is ideal for relaxing with morning coffee or afternoon tea. Stairs lead you to the first floor of the villa and reveal a beautiful space in which there are three double rooms with a double bed and a private terrace equipped with seating. There are also two modern bathrooms, one bathroom with a hydromassage jacuzzi tub and the other with a hydromassage jacuzzi shower with sauna.

On the first floor of the villa there is a separate small apartment residence with living room, two bedrooms with double bed, terrace and bathroom.

The apartment residence is connected by a massive external stone stairs to the space of a luxurious courtyard with a swimming pool. In the spacious sunny courtyard of the villa there are two bedrooms with bathrooms and separate entrances, outside, a beautiful covered mansion with a stone outdoor fireplace and furniture for living and relaxing.

The garden of the villa belongs to the urbanized land of 3120m² and 1016m² is located opposite the villa as a parking lot.

This area will surely offer many wonderful moments of relaxation and enjoyment in good company and good gastronomic offer which is a well-known for the Istrian region.

The property is located in the heart of Istria, in a small tourist town Rakalj, 25km near the historic town of Pula.

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 m²:
4505 €

Average price/m² of this type
in this region:
3608 €

Median price/m² of this type
in this region:
3571 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

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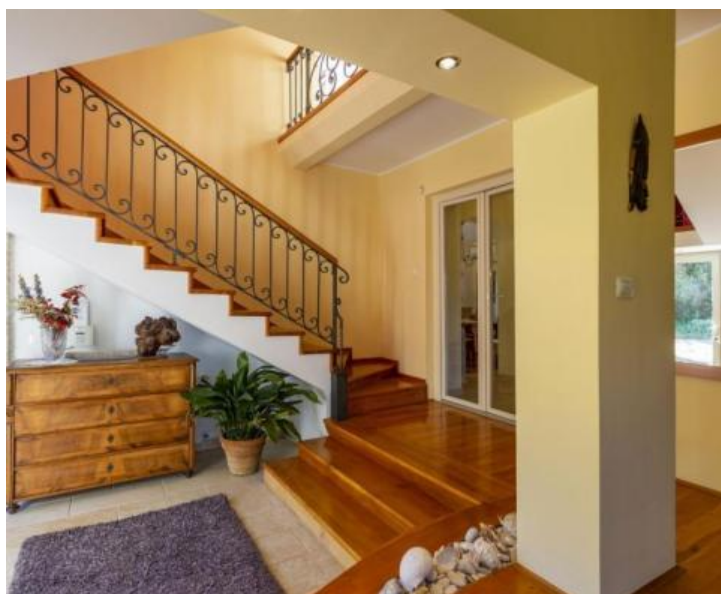
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