

House

Valtura, Ližnjan, Istria



Ref	RE-U-31538
Type	House
Region	Istria > Pula
Location	Valtura, Ližnjan
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	104 sqm
Plot size	618 sqm

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No. of bedrooms	2
No. of bathrooms	1
Price	€ 255 000

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House in Valtura, Ližnjan, for sale, 2 km from the sea!

This detached house is situated on a 754 m² plot, offering a living area of 104 m² and a covered entrance terrace of 32 m². The enclosed yard spans 618 m².

Built before 1968, the house comes with clear paperwork and no encumbrances, verified by a Certificate of Legalization. It was renovated in 2009.

The layout includes 2 bedrooms, a spacious open-plan living room with a dining area and kitchen, a bathroom, and a hallway. The walls are 60 cm thick, ensuring excellent indoor temperatures during the summer months. The house is heated by solid fuels with a chimney, and it is air-conditioned. The ceiling height is 5 meters but has been lowered, allowing for the potential addition of a mezzanine.

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.

Property advantages:

Detached

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Price per m²:
2.452 €

Average price/m² of this type
in this region:
2.853 €

Median price/m² of this type
in this region:
2.647 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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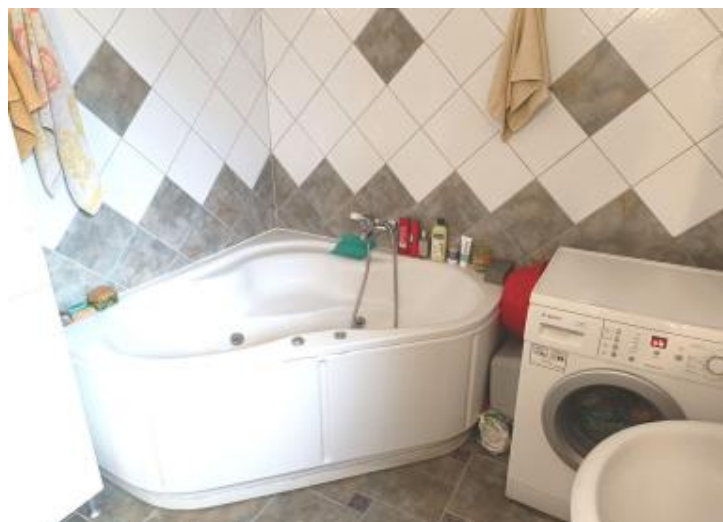
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