

Villa

Barban, Istria



Ref	RE-U-33726
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	13000 m
Floorspace	174 sqm
Plot size	875 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 930 000

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New built villa in Barban with pool and maximum privacy, with two equal parts!
Total area is 174 sq.m. Land plot is 875 sq.m.

The first unit spans 92 m², while the second is slightly smaller at 82 m².
Both units share the same layout.

The rooms are thoughtfully connected to ensure a comfortable living experience, with each space optimized for its intended purpose.

Upon entering the villa, you step into a spacious "open space" living area that includes a cozy living room, perfect for unwinding after a busy day. Adjacent to the living room is a dining area, large enough for the whole family, and a beautifully designed kitchen. Both the living room and dining area open up to a private summer terrace with access to a swimming pool.

Further into the villa, you'll find two comfortable bedrooms, one of which has its own en-suite bathroom. A second bathroom is located in the hallway for shared use by all residents. There is also a laundry room that doubles as a boiler room.

In total, the villa consists of two separate living areas, each with its own kitchen and dining space, four bedrooms, four bathrooms, and two laundry rooms.

Both living areas open onto a garden that features two beautiful overflow pools measuring 3.5x6.6 meters. The pools are heated, allowing them to be used even during the colder months, which extends the tourist season for those interested in rental opportunities. The garden is private and equipped for outdoor entertainment.

A total of five parking spaces are provided, with the larger residential unit having three and the smaller one two.

The villa is heated by underfloor heating with a heat pump, and air conditioners are installed. Wastewater is managed through the city's sewage system.

Construction is expected to be completed by June 2025, and the villa is being sold unfurnished, without sanitary fittings.

This remarkable villa is an ideal choice for either family living or tourism investment.

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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Property advantages:

Swimming pool

Floor heating

Garden

Urbanized

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Price per m²:
5.345 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.566 €

Median price/m² of this type
in Croatia:
3.950 €

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