

# Villa

Marčana, Istria



<b>Ref</b>	RE-U-33991
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	170 sqm
<b>Plot size</b>	398 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 465 000

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### **Discounted! Nice vacation villa with pool in Marcana! Old price was 490 000 eur ! New price is 465 000 eur!**

For sale is a modern villa with a heated pool in the scenic area of Marčana. The villa offers 170 m<sup>2</sup> of living space, featuring an open-plan living room with a cozy fireplace, a fully equipped kitchen with a dining area, four bedrooms, and two bathrooms.

This property ensures complete privacy and tranquility for its future owners. Conveniently located just 10 minutes from Pula Airport, it is close to shops, restaurants, and essential amenities. Additionally, there are cycling paths nearby, perfect for outdoor enthusiasts.

Each room is air-conditioned and fitted with an LCD TV, while the kitchen boasts high-quality appliances. The villa is being sold fully furnished.

The heated swimming pool is situated in a 398 m<sup>2</sup> fenced garden, ideal for extending the rental season for those interested in continuing the villa's successful rental business.

The outdoor space also includes a brick barbecue, outdoor shower, sunbathing area, and parking spaces.

This villa offers an excellent investment opportunity or a peaceful retreat in a prime location.

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:**

- Swimming pool
- Garden
- Modern

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Price per m<sup>2</sup>:  
2.735 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.526 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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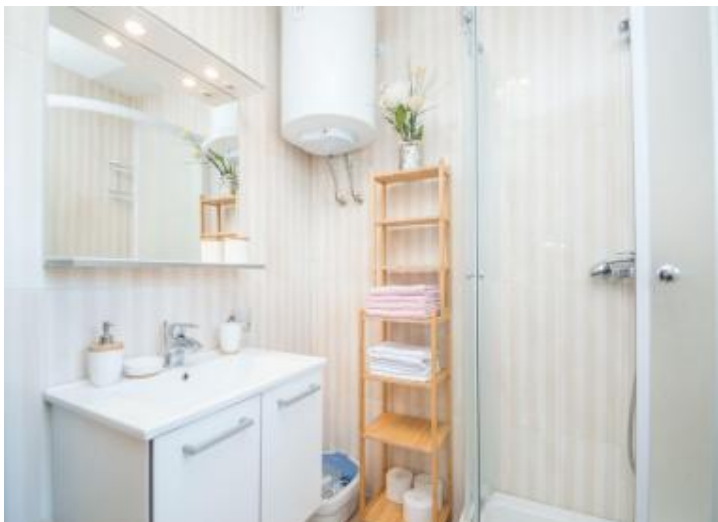
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