

# Villa

## Barbariga, Istria



<b>Ref</b>	RE-U-37828
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Barbariga
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2500 m
<b>Floorspace</b>	120 sqm
<b>Plot size</b>	300 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 400 000

### **BARBARIGA - House in a Quiet Location with Sea View, Approximately 2 km from the Sea!**

Located just 2-3 minutes by car from Barbariga, we offer this beautiful semi-detached house. The property spans two floors with a total area of 120 m<sup>2</sup>, sitting on a 300 m<sup>2</sup> plot.

The ground floor features an entrance hall, a kitchen with a dining area, and a spacious open-plan living room, along with a guest toilet. An internal staircase connects the floors, leading to the upper level, which contains three bedrooms, each with its own bathroom and terrace. From the upper floor, you can enjoy a lovely sea view.

In front of the house, there are two parking spaces.

The house will be fully equipped with high-quality furniture and amenities, and will be sold as such.

The anticipated completion date is Spring 2026.

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 m<sup>2</sup>:  
3333 €

Average price/m<sup>2</sup> of this type  
in this region:  
3608 €

Median price/m<sup>2</sup> of this type  
in this region:  
3571 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4371 €

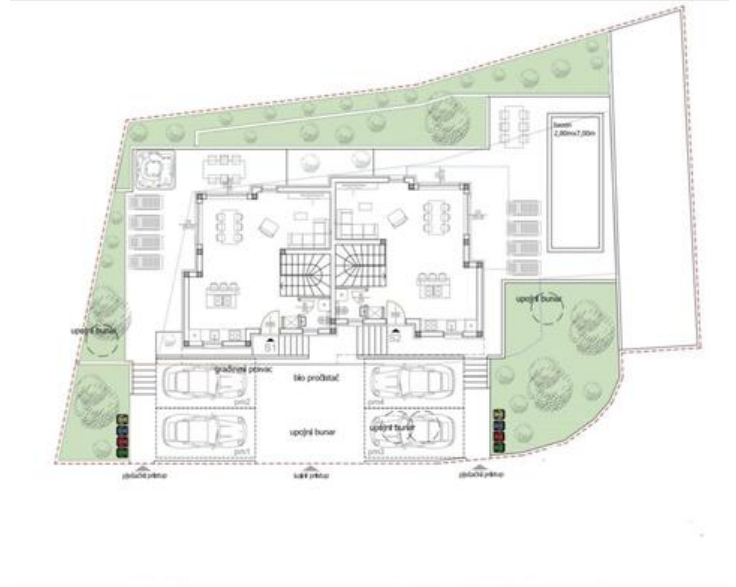
Median price/m<sup>2</sup> of this type  
in Croatia:  
3872 €

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TLOCRT 1, KATA M 1\_100



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