

Villa

Loborika, Istria



Ref	RE-U-39781
Type	Villa
Region	Istria > Pula
Location	Loborika
Front line	No
Sea view	No
Floorspace	200 sqm
Plot size	535 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 670 000

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This newly built, modern, and fully equipped villa is located in the Pila area (Loborika), offering 200 square meters of living space spread over two floors plus attic space, all set on a 535 square meter plot.

The ground floor features a spacious living room, a kitchen with dining area, a utility room, and two large covered terraces that provide access to the outdoor kitchen, swimming pool, barbecue area, guest toilet, and boiler room.

Upstairs, you will find four beautiful bedrooms, each with its own bathroom, as well as additional attic space for storage or other uses.

The villa is situated in a peaceful environment, away from crowds and stress, yet only a 10-minute drive from the center of Pula. All essential amenities, including shops, are located within a 3-kilometer radius, making daily life convenient.

The villa is equipped with air conditioning and underfloor heating powered by a heat pump, PVC windows with triple glazing and electric blinds, a heated 8x4 meter swimming pool with glass mosaic, a fully equipped outdoor kitchen, an electric entrance gate, an alarm and video surveillance system, parking for three to four cars with an electric vehicle charging station, and a bioseptic system, with connection to the city sewer expected in 2024/2025.

There is also preparation for solar panels, giving future owners the option to reduce energy costs by using solar power. For further details or to arrange a viewing, please contact us to discover everything this beautiful villa has to offer.

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
- Storage
- Floor heating
- Modern

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Price per m²:
3.350 €

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:
4.567 €

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

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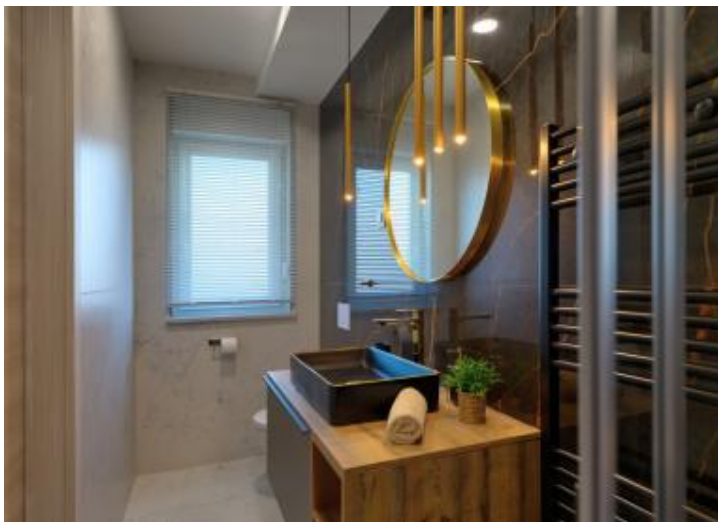
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