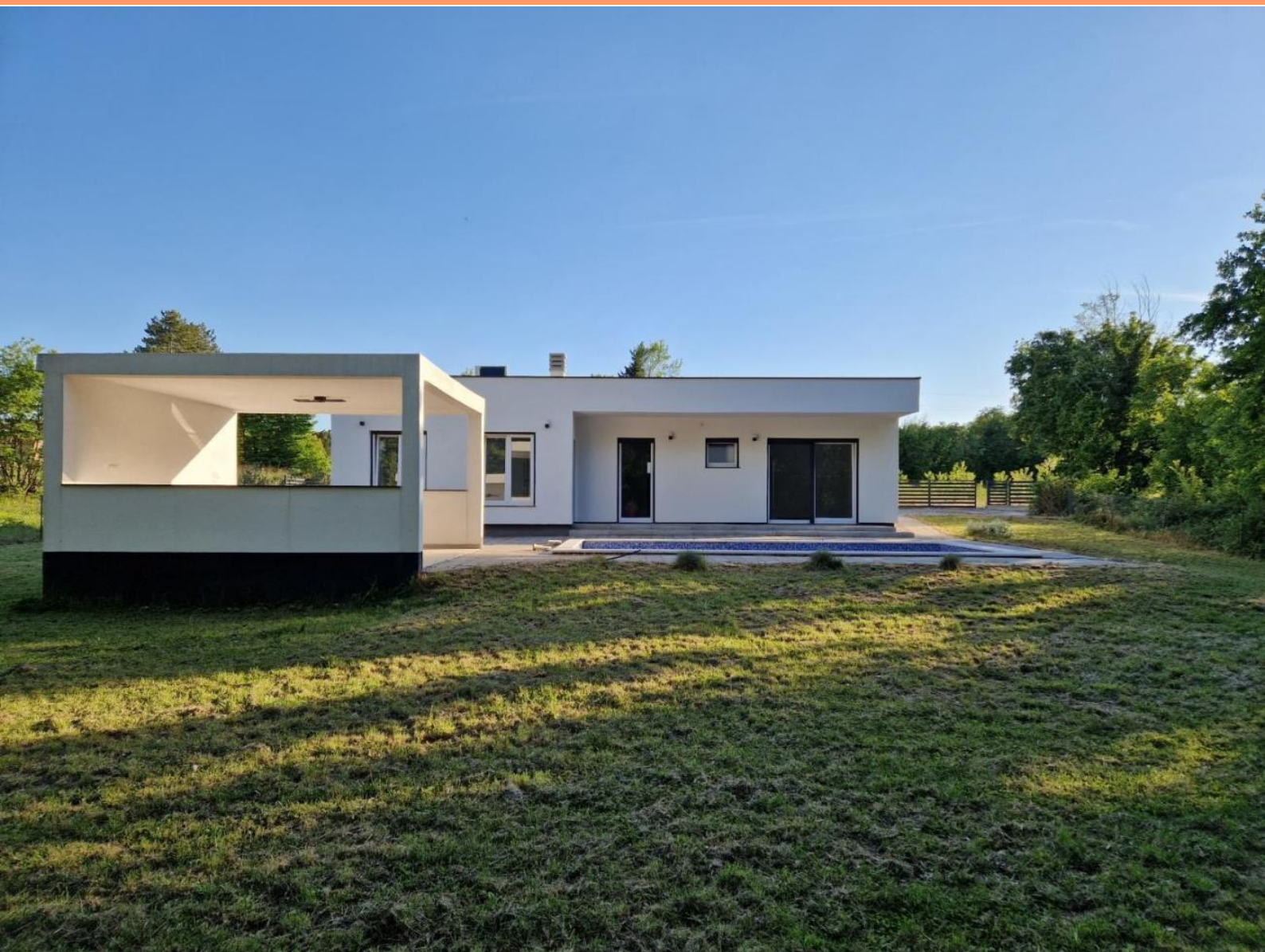


Villa

Kršan, Istria



Ref	RE-U-47366
Type	Villa
Region	Istria > Rabac-Labin
Location	Kršan
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	111 sqm
Plot size	1316 sqm

Villa

Kršan, Istria



No. of bedrooms	3
No. of bathrooms	3
Price	€ 359 500

In a quiet part of Kršan, 7 km from the sea, a modern single-storey house with a swimming pool is for sale, situated in a secluded and intimate location. Built in 2023, the residence is positioned on a spacious fenced plot of 1,316 square meters, offering numerous possibilities for landscaping according to the owner's wishes. The house features a total gross area of 137 square meters, with a functional net living area of 111 square meters designed for a modern lifestyle.

The central part of the home consists of an open-concept living room, kitchen, and dining area, which leads directly to a covered terrace and a swimming pool measuring 8 by 3.75 meters. The interior includes three comfortable bedrooms, each with its own en-suite bathroom to ensure maximum comfort. The floor plan is further complemented by a guest toilet and a separate laundry room. For year-round comfort, the house is equipped with air conditioning and underfloor heating in the bathrooms, while a chimney connection in the living room allows for the addition of a solid fuel stove.

The exterior includes an auxiliary building of approximately 20 square meters intended for a summer kitchen, alongside a sunbathing area and a large yard suitable for a garden, lounge area, or children's playground. The property is sold unfurnished, as seen in the photos, allowing the future owner to decorate the interior according to their personal taste. Thanks to its modern construction and expansive grounds, this property represents an excellent opportunity for family life, a private vacation retreat, or a successful tourist rental business.

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
- Floor heating
- Garden
- Modern

Villa

Kršan, Istria



Price per m²:
3.239 €

Average price/m² of this type
in this region:
3.229 €

Median price/m² of this type
in this region:
3.327 €

Average price/m² of this type
in Croatia:
4.552 €

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

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