

# Villa

## Barban, Istria



<b>Ref</b>	RE-U-47393
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Barban
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	16000 m
<b>Floorspace</b>	155 sqm
<b>Plot size</b>	927 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 390 000

# Villa

## Barban, Istria



Located in the peaceful village of Gočan near Barban, this modern newly built single-storey house offers the perfect combination of privacy, contemporary design, and authentic Istrian lifestyle, only 16 km from the sea and beautiful Adriatic beaches.

Surrounded by nature and several newly built private homes, the property enjoys a quiet and secluded setting away from the main road, making it an ideal choice for a family residence, holiday home, or investment property in Istria.

Built on a spacious 927 m<sup>2</sup> plot, the villa offers 155 m<sup>2</sup> of living space thoughtfully designed for comfort and functionality. The interior features an entrance hall leading into a bright open-concept living room connected to the kitchen and dining area. Large glass walls fill the home with natural light throughout the day while providing beautiful views of the terrace, swimming pool, and landscaped garden.

The private section of the house is separated by a hallway and consists of three comfortable bedrooms and two modern bathrooms. The master bedroom has direct access to the covered terrace by the pool, creating a relaxing indoor-outdoor living experience typical of Mediterranean homes.

This quality new construction has been completed to a high roh-bau stage, giving future owners the opportunity to personalize the final interior and exterior finishing according to their own style and preferences. Assistance with trusted contractors and finishing works can also be arranged for the new owners.

The property is equipped with modern PVC joinery with triple-glazed windows installed at the end of 2024, a contemporary façade completed in late 2024, a swimming pool, and parking space for more than four vehicles. Electricity and water connections have already been paid for and are located at the entrance to the plot.

Gočan is known for its rich history dating back to prehistoric and medieval times, offering a unique blend of tradition, untouched nature, and tranquility in the heart of Istria.

This elegant new-build villa near Barban represents an excellent opportunity for buyers looking for a modern home in a peaceful location close to the sea, with the added value of customizing the final details to their own vision.

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

# Villa

## Barban, Istria



Garden  
Modern

# Villa

## Barban, Istria



Price per m<sup>2</sup>:  
2.516 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.486 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

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

# Villa

Barban, Istria



# Villa

Barban, Istria



# Villa

Barban, Istria



# Villa

## Barban, Istria



# Villa

Barban, Istria



# Villa

Barban, Istria



# Villa

## Barban, Istria

