

House

Kavran, Istria



Ref	RE-U-47427
Type	House
Region	Istria > Pula
Location	Kavran
Front line	No
Sea view	No
Distance to sea	1800 m
Floorspace	62 sqm
Plot size	218 sqm

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No. of bedrooms	1
No. of bathrooms	1
Price	€ 96 000

KAVRAN | Charming Nature Retreat - 1800m from the Sea!

Discover your own private oasis in **Kavran, Istria**. We are delighted to offer this enchanting holiday home, perfectly situated in a lush, green setting that guarantees total tranquility. This isn't just a house; it's a property built with heart and soul, designed for those who appreciate authenticity and a peaceful escape from the modern world.

Property Highlights:

- **Intimate Living Space:** A cozy **62 m² layout**, featuring approximately 35 m² of living area, a bedroom, bathroom, and an open-plan kitchen/living room.
- **Outdoor Living:** Set on a fully **fenced 218 m² plot**, the property includes a beautiful covered terrace and a practical storage room.
- **Eco-Friendly Ready:** Currently powered by **solar panels**, offering a sustainable lifestyle. For those preferring traditional utilities, a power line is located just 85m away for easy connection.
- **Legalized & Secure:** The property is fully legalized, ensuring a smooth and safe investment.

Location & Lifestyle: The Best of Istria

Kavran remains one of Istria's hidden gems—a rare location where nature is still untouched. It is the ultimate destination for "slow living," yet remains remarkably well-connected:

- **Wild Beaches:** Just 1800m from crystal-clear, secluded bays.
- **Connectivity:** Only **20 minutes from Pula** and **15-20 minutes from Pula International Airport**.
- **Active Life:** Perfect for cycling, forest hiking, and enjoying authentic local taverns in nearby Marčana and Krnica.

The Investment Opportunity

Whether you are looking for a **weekend getaway** to recharge or a high-potential **investment for tourist rentals**, this property offers an unbeatable combination of privacy and proximity to the sea. Its unique character and authentic Istrian atmosphere make it a highly desirable listing for international travelers seeking a natural retreat.

Escape the city hustle and embrace the Mediterranean as it used to be.

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:

Storage
Modern

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Price per m²:
1.548 €

Average price/m² of this type
in this region:
2.853 €

Median price/m² of this type
in this region:
2.647 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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