

Villa

Barban, Istria



Ref	RE-U-47749
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	160 sqm
Plot size	953 sqm

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No. of bedrooms	4
No. of bathrooms	2
Price	€ 395 000

Lovely villa in Barban, just 2 km from the sea, offered for sale for reasonable price.

Located in a peaceful and idyllic setting near Barban, just 2 km from the sea, this beautiful detached house offers the perfect combination of privacy, comfort, and Mediterranean lifestyle. The close proximity to the coast, together with open sea and nature views, makes this property highly attractive both as a family home and as an investment for tourist rental in Istria.

Built in 2012, the house has a total living area of 160 m² and has been thoughtfully designed to provide maximum functionality and comfortable year-round living. The property consists of two completely separate apartments, offering future owners multiple possibilities — from private residence and holiday rental to accommodating multiple families or guests while maintaining full privacy.

Each apartment features two spacious bedrooms, a bathroom, and an open-plan living room with kitchen, creating a bright and welcoming atmosphere. The upper floor enjoys a beautiful sea view. For year-round comfort, both apartments are equipped with air conditioning, while the wood-burning stove adds warmth and charm during the winter months.

A special highlight of this property is the beautifully landscaped 953 m² garden, offering plenty of space for relaxation and outdoor living. The outdoor area includes a swimming pool, perfect for refreshing summer days, as well as a summer kitchen ideal for entertaining, barbecues, and enjoying long Mediterranean evenings. The property also provides ample parking space for several vehicles.

One of the greatest advantages of this house is its location — peaceful, private, and surrounded by nature, yet only a few minutes' drive from the sea and beautiful beaches. This property represents an excellent opportunity for investment, tourist rental, or purchasing a holiday home in one of the most desirable parts of Istria.

If you are looking for a house with a pool, sea view, and an excellent location only 2 km from the sea, this property near Barban is sure to impress.

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.

Property advantages:

Swimming pool
Garden
Detached

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Price per m²:
2.469 €

Average price/m² of this type
in this region:
3.535 €

Median price/m² of this type
in this region:
3.632 €

Average price/m² of this type
in Croatia:
4.532 €

Median price/m² of this type
in Croatia:
3.974 €

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