

# Villa

## Vabriga, Istria



|                         |                |
|-------------------------|----------------|
| <b>Ref</b>              | RE-AB-N-13     |
| <b>Type</b>             | Villa          |
| <b>Region</b>           | Istria > Porec |
| <b>Location</b>         | Vabriga        |
| <b>Front line</b>       | No             |
| <b>Sea view</b>         | No             |
| <b>Distance to sea</b>  | 500 m          |
| <b>Floorspace</b>       | 124 sqm        |
| <b>No. of bedrooms</b>  | 4              |
| <b>No. of bathrooms</b> | 2              |
| <b>Price</b>            | € 408 704      |

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Fully operational gated residence in Vabriga 500 meters from the sea is offering fully furnished apartments. Residence benefits two swimming pool and wonderful sunbathing terrace. Total territory of the residence is 4134 sq.m.

There are 13 town-houses/attached villas of traditional architecture, each offering 2 apartments, of 62-66 sq.m. Each apartment is a duplex of two levels. Lower level is a public area with salon, kitchen, dining zone, terrace, guest wc. Upper level is a private area with hall, bathroom and two bedrooms. Each attached villa benefits courtyard, terrace, parking, patio zone, AC, WIFI.

Total surface of each town-house is from 118 sq.m. to 133 sq.m.  
Price is 2500 eur per sq.m.

Excellent rental potential!  
You can buy such a villa, use one apartment privately and rent out another one!

Price for town-house of 124 sq.m. with 2 apartments is from 408 704 eur.

Two houses are left, each with 2 apartments-

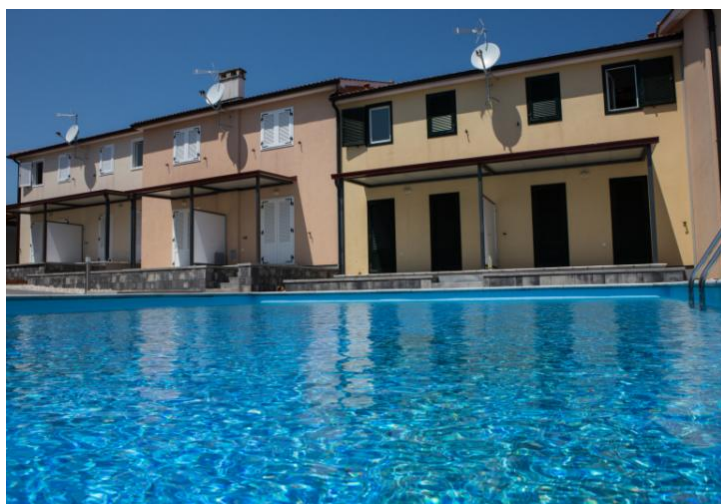
No2. -  $2 \times 62 \text{ m}^2 = 408.704,00$  eura

No.4. -  $2 \times 67 \text{ m}^2 = 441.664,00$  eura

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.

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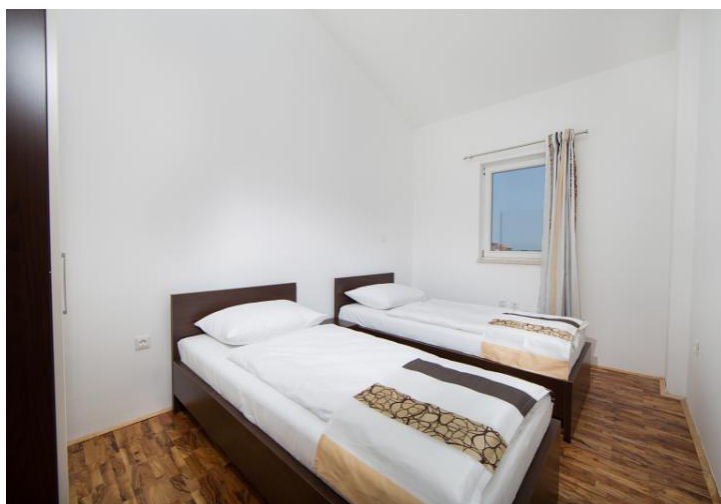
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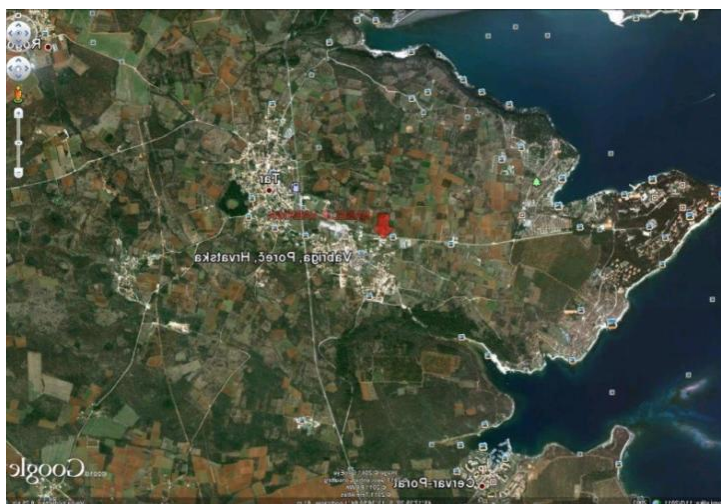
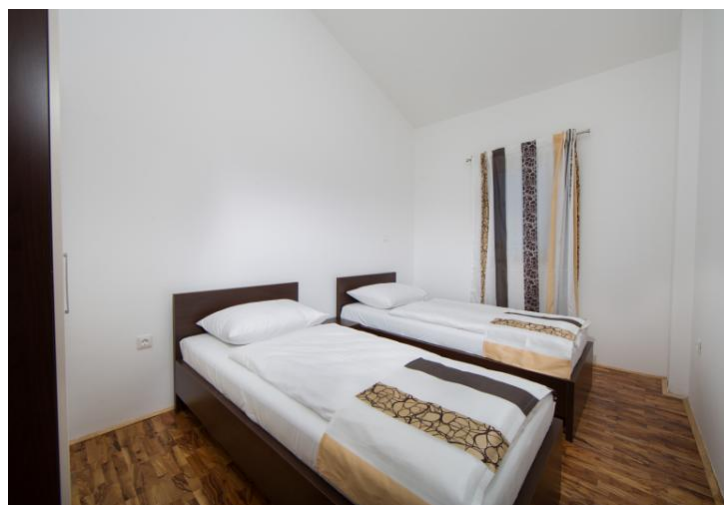
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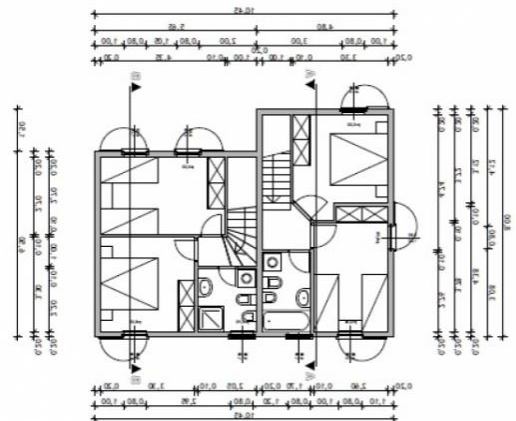
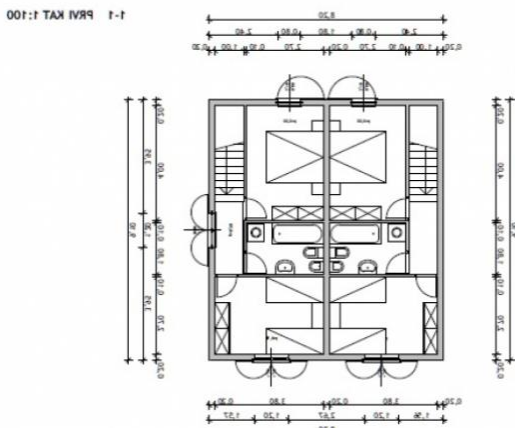
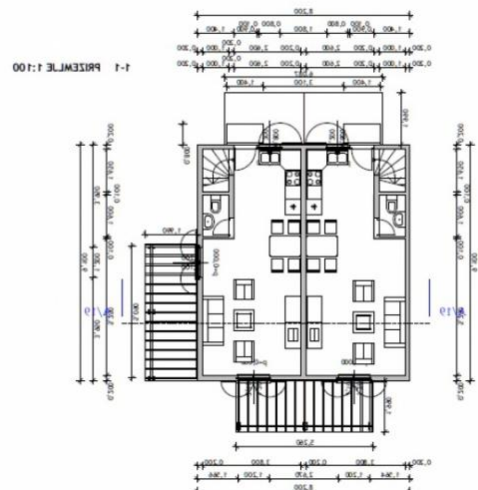
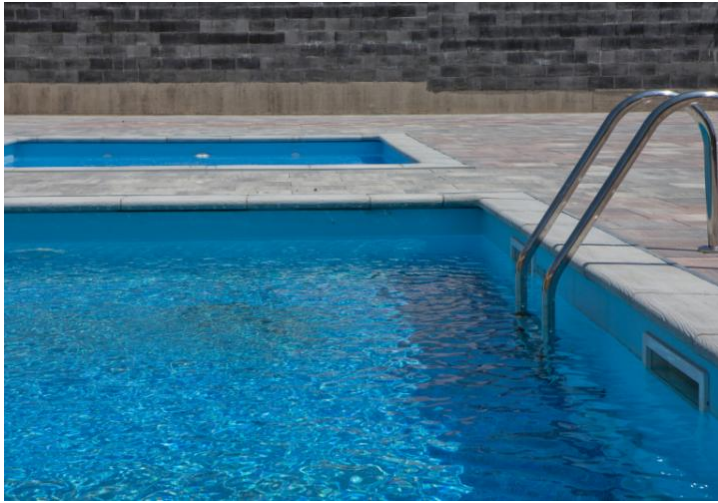
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