

Villa

Rakalj, Istria



Ref	RE-U-6081
Type	Villa
Region	Istria > Pula
Location	Rakalj
Floorspace	555 sqm
Plot size	4136 sqm
No. of bedrooms	7
No. of bathrooms	5
Price	€ 2 600 000

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Nice luxury villa in a quiet rustic area.

Planning includes: 7 bedrooms, 5 bathrooms, 2 living rooms, indoor and outdoor kitchen, wine cellar, swimming pool, landscaped garden. It is located in a small tourist town Rakalj, 25 km from Pula.

The land plot extends to 4136 m². The garden belongs to the urbanized land of 3120 m², and 1016m² is a parking lot. The villa spreads over 2 floors: ground floor and first floor. Central heating is on gas (bombola). Living room and kitchen have air conditioning.

The ground level: fully equipped kitchen with dining area, spacious living room with fireplace, additional living space with a door leading to the garden with a pool. Modernly equipped bathroom and a beautiful loggia with glass walls instead of two walls and that serves like a small green gallery and is ideal for relaxing with morning coffee.

The first level: beautiful space with 3 double rooms with a double bed and a private terrace equipped with seating. There are also two modern bathrooms, one bathroom with a hydromassage jacuzzi tub and the other with a hydromassage jacuzzi shower with sauna.

On the first floor of the villa there is a separate small apartment with a living room, 2 bedrooms with double bed, terrace and bathroom. The apartment is connected by the stairs to the space of a luxurious courtyard with a swimming pool. There is also beautiful stone outdoor fireplace and furniture for living and relaxing.

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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