

# Villa

## Karojba, Istria



<b>Ref</b>	RE-U-9539
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Karojba
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6000 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	3500 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 550 000

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Marvellous villa with swimming pool in Karojba village in Motovun valley!

Total area of the villa is 250 sq.m.

Land plot is 3500 sqm.

Beautiful area 7 km from the sea.

Lower level is a space of 90 sq.m. which can be turned into apartment, wellness with sauna, gaming areab with billiard, cinema hall, etc

Middle level is 3-bedroom apartment and upper level is 1-bedroom apartment for personnel or guests.

You can also rent out separate 1-bedroom apartment if you want.

Villa benefits:

- children playground
- BBQ area
- konoba
- wine cellar
- swimming pool
- large territory of 3500 sq.m.
- isolated location, very peaceful and quite

Very good price for such type of property with such a a large land plot of 3500 sq.m..

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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Price per m<sup>2</sup>:  
2200 €

Average price/m<sup>2</sup> of this type  
in this region:  
3512 €

Median price/m<sup>2</sup> of this type  
in this region:  
3414 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4365 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €



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