

# Villa

Kaštelir, Kaštelir-Labinci, Istria



<b>Ref</b>	RE-U-10258
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Kaštelir, Kaštelir-Labinci
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	7000 m
<b>Floorspace</b>	124 sqm
<b>Plot size</b>	300 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 299 000

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Second part of a double villa in Kastelir near Porec!

Total area is 124 sq.m. Land plot is 300 sq.m.

The ground floor has a kitchen, dining room, toilet and living room with access to the terrace and yard.

On the first floor there is a hallway, bathroom, two bedrooms, and another bedroom with bathroom and exit to the terrace which offers a beautiful sea view.

The house has a garden of 300m<sup>2</sup> which has the potential to build a swimming pool.

The price is for the house in this condition, but by agreement with the owner of the property can be purchased in finished condition.

Given the characteristics of this house, except for everyday life, a great opportunity as an investment for tourism.

The second part of the house can be purchased as well. Price for both parts is 415 000 eur.

Ideal solution for two friends or brothers.

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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