

Villa

Monte Magno, Pula, Istria



Ref	RE-U-11745
Type	Villa
Region	Istria > Pula
Location	Monte Magno, Pula
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	350 sqm
Plot size	800 sqm
No. of bedrooms	7
No. of bathrooms	5
Price	€ 780 000

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Large property for sale in Pula area of Monte Magno!

Total area is 350 sq.m. Land plot is 800 sq.m.

The building was built in 2010. It consists of two separate apartments, which can be used as a whole.

The ground floor has four bedrooms and three bathrooms, kitchen with dining area and living room with access to a covered terrace.

On the first floor there are three bedrooms and two bathrooms, kitchen with dining area and living room, and a covered terrace. In the entertainment room, there is billiards and table football.

Sold fully furnished and equipped. In the spacious garden, there is a swimming pool of 12x4m with sun deck and jacuzzi 3x3, barbecue and table tennis.

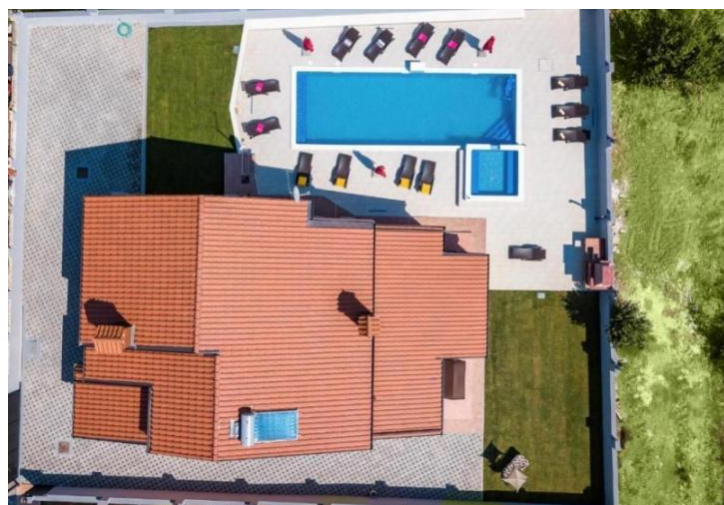
The property is currently used for tourist purposes, and the future owner, if he wishes, offers a well-established business and return on investment.

Ideal to live in Pula area 365 days a year.

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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Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
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