

# House

## Brajkovići, Kanfanar, Istria



<b>Ref</b>	RE-U-10539
<b>Type</b>	House
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Brajkovići, Kanfanar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	450 sqm
<b>Plot size</b>	1200 sqm
<b>No. of bedrooms</b>	10

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**No. of bathrooms**

11

**Price**

€ 450 000

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Spacious house of 450 sq.m. on a land plot of 1200 sq.m. in Kanfanar area near super-popular Rovinj. House is meant for complete refurbishment. It can become a wonderful mini-hotel, once renovation is completed.

The building consists of 3 floors -  
GROUND FLOOR + 1st FLOOR + 2nd FLOOR all connected by an internal staircase.

Ground floor consists of business space / reception (3 rooms) with bathroom and bedrooms each with its own exit to the terrace and private bathroom.

First floor consists of bedroom room with living room with private exit to the balcony and private bathroom and 3 rooms each with its own exit to the balcony and private bathroom.

Second floor consists of bedroom with living room with private bathroom and 3 rooms each with private bathroom

Interesting investment.

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>:  
1000 €

Average price/m<sup>2</sup> of this type  
in this region:  
3701 €

Median price/m<sup>2</sup> of this type  
in this region:  
3095 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2902 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €

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