

# House

## Rakalj, Marčana, Istria



<b>Ref</b>	RE-U-14526
<b>Type</b>	House
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rakalj, Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	700 m
<b>Floorspace</b>	193 sqm
<b>Plot size</b>	1124 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 420 000

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Two houses in a spacious garden of 1124 sq.m. with great potential just 700 meters from the sea in the area of Rakalj!

Total surface of the both houses is 193 sq.m.

The first house has 100m<sup>2</sup> of total living space and consists of an entrance hall, two bedrooms, bathroom and living room with kitchen and dining room, and next to it there is a garage of 30m<sup>2</sup>. In the first house there is a central heating on pellets and air conditioners are additionally installed, and for the warm atmosphere of the home there is a wood burning fireplace.

The second house has 43m<sup>2</sup> and consists of an entrance hall, living room with access to a spacious terrace, kitchen and dining room, one bedroom, bathroom and another additional room that currently serves as storage. Next to the house there is a garage of 20m<sup>2</sup>.

The garden of 1124 sq.m. is currently unfinished, there are preparations for the construction of swimming pools and engine rooms so that the future owner of such a spacious garden can make a beautiful oasis of peace to enjoy with family or for investment. The house is located in a quiet place and the garden is large enough that the privacy of your home is forever guaranteed.

Given some refurbishment done, this can become a wonderful tourist property for renting with 2 units or family villa.

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>:  
2176 €

Average price/m<sup>2</sup> of this type  
in this region:  
2321 €

Median price/m<sup>2</sup> of this type  
in this region:  
2176 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2886 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €

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