

Villa

Marčana, Istria



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Ref	RE-U-15755
Type	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	206 sqm
Plot size	424 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 330 000

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Promising villa at roh-bau stage is for sale in Marcana area! Sea is 1,5 km away!
Total surface is 206 sq.m. land plot is 424 sq.m.

The villa is spread over the ground floor and first floor, and consists of a spacious living room, dining room, kitchen, three bedrooms, three bathrooms and a boiler room.

There is an outdoor swimming pool of 24 m² in the garden, which will provide you with the necessary cooling during the summer heat, and you can also relax on the covered terrace.

The villa is equipped with underfloor heating, air conditioning and a fireplace, and has three parking spaces. This villa offers the possibility of maximum comfort in a very quiet settlement surrounded by nature and in the immediate vicinity of the sea, and the open sea view from the terrace of this house is something that will make your every morning special.

The completion of the works is planned for June 1, 2023.

Completion details and price should be agreed separately.

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.

Property advantages:

- Swimming pool
- Floor heating
- Garden

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Price per m²:
1.602 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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