

Villa

Veruda, Pula, Istria



Ref	RE-U-34519
Type	Villa
Region	Istria > Pula
Location	Veruda, Pula
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	310 sqm
Plot size	600 sqm

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No. of bedrooms	5
No. of bathrooms	2
Price	€ 825 000

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Solid villa in Veruda just 1 km from the sea!
Total area is 310 sqm. Land plot is 600 sq.m.
Villa was built in 1910, it is a typical Austro-Hungarian building.

The villa consists of two spacious residential units, a garage, a tavern and a basement with a garden of 600 m2.

In the basement there is a cellar of 40 m2, and a tavern/workshop of 50 m2.
The upper ground floor consists of 2 bedrooms, living room, kitchen, hallway and bathroom with a total living area of 110 m2. The apartment is air-conditioned with gas central heating, it is renovated and ready to move in!
On the first floor there is a 3-bedroom apartment for renovation, consisting of 3 bedrooms, a living room, a kitchen, a hallway and a bathroom with a total living area of 110 m2.

On the garden of 600 m2 there is an outdoor paved terrace with a barbecue and a bread oven for enjoying the fresh air in the warm months.
Garage of 25 m2 and another parking space in the yard.
Property of great potential!

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 m²:
2661 €

Average price/m² of this type
in this region:
3608 €

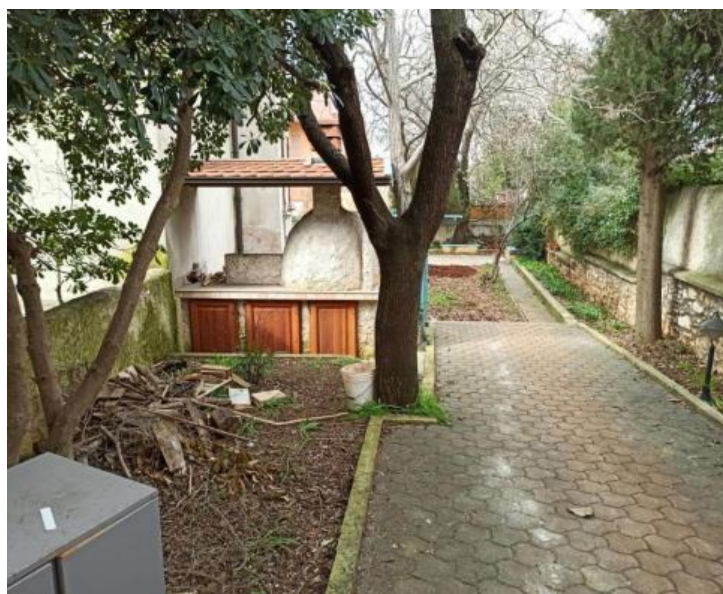
Median price/m² of this type
in this region:
3567 €

Average price/m² of this type
in Croatia:
4377 €

Median price/m² of this type
in Croatia:
3867 €

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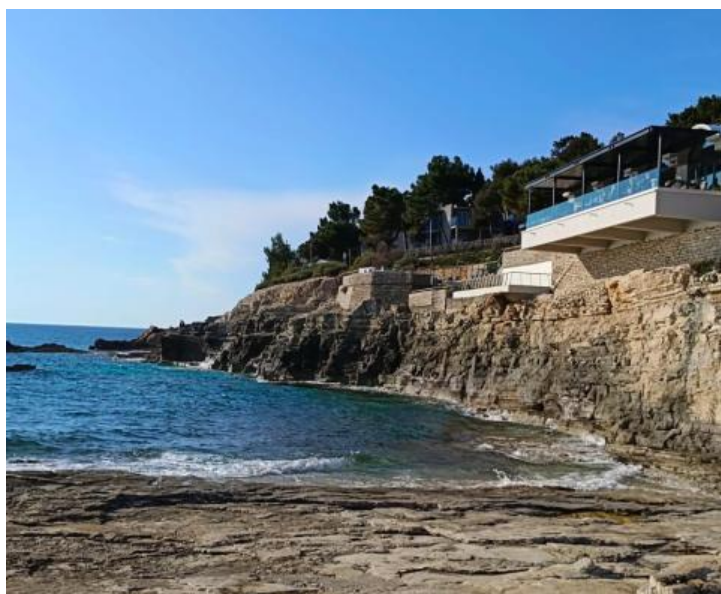
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