

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	€ 940 000

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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.

Property advantages:

- Garage
- Garden
- Urbanized

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Price per m²:
3.032 €

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

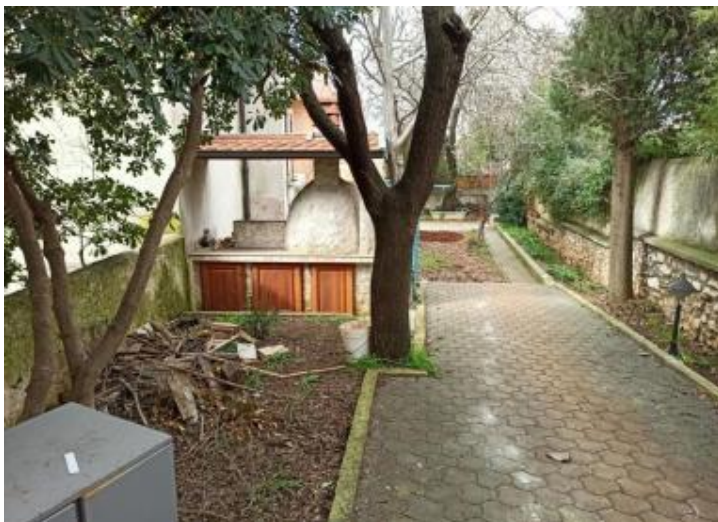
Median price/m² of this type
in this region:
3.563 €

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

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

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