

House

Bale, Istria



Ref	RE-U-5532
Type	House
Region	Istria > Rovinj
Location	Bale
Front line	No
Sea view	No
Floorspace	48 sqm
Plot size	498 sqm
No. of bedrooms	2

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Price

€ 600 000

Indigenous Istrian house located in the fairy-tale village of Bale, not far from the beautiful town of Rovinj. Rovinj and its surrounding is attracting the investors like a magnet.

Bale has always been known for its culture and approachable people who respect their culture and maintain old customs.

It is an old autochthonous Istrian detached house with a total size of 48m², which is located on an urbanized, fenced plot of land of a total of 498m².

What makes this Istrian princess interesting is not only her direct and unobstructed view of the bell tower and the old part of Bale, but also the existing project for the construction of a beautiful villa with a building permit.

You can read what is planned in the project below.

Ground floor with a total net area of 87.60m², which includes;

Anteroom or entrance/corridor - 7.67m²

Utility room, which is planned as a smaller laundry room with washing and ironing machines, boiler and similar - 8.15m²

Beautiful bathroom with shower - 5.36m²

Then a space for a kitchen with a fireplace, a living room with a glass wall and a dining room - 66.42m²

We go to the first floor, total net area of 69.21m² or possible 89.21m², which includes;

Hallway of total - 4m²

Bedroom size - 13.90m²

The bedroom can be equipped with a space provided as a walk-in closet for an American-style wardrobe - 5.79m²

Additional bathroom with hydromassage tub - 7m²

Covered terrace for drinking morning coffee or tea - 15.64m²

And a planned gallery, loft type, for example, as an additional living room with an open space and a view of the lower living room on the ground floor - 22.88m²

Instead of an additional living room in the gallery, there is another option, which is to turn the existing air space into a useful space. Thus, a total of 44.88 m² of net usable area is obtained, and this is done by using the air space in addition to the room of 22.88 m² and placing an additional bedroom with a bathroom of a total size of 20 m². Then the villa would be equipped with two bedrooms and three bathrooms.

We should also add a mansard with a total size of 12m².

With all the possibilities in the existing project, the total size of the villa would be:

Alternative 1 = Tot. m² approx. 168.81 = With an open air space of 20 m² on the first floor.

Alternative 2 = Tot. m² approx. 188.81 = Where the air space of 20m² was used and a bedroom and bathroom were added.

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The project also includes landscaping of the territory of the villa, so that it is equipped with a special storage room for tools and wood, an outdoor stone grill/barbecue and a sink, a fountain with running water and fish, a swimming pool (there is a project with a building permit) and a private parking space.

All changes concerning the position of the object on the land plot, as well as changes to the external dimensions of the object, should be harmonized with the current plan, and before making major changes, we recommend professional consultation with an architect.

It is a property of great potential and should not be missed.

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:
12500 €

Average price/m² of this type
in this region:
3832 €

Median price/m² of this type
in this region:
3095 €

Average price/m² of this type
in Croatia:
2870 €

Median price/m² of this type
in Croatia:
2543 €

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