

# House

## Bale, Istria



<b>Ref</b>	RE-U-5532
<b>Type</b>	House
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Bale
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	48 sqm
<b>Plot size</b>	498 sqm
<b>No. of bedrooms</b>	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 48m<sup>2</sup>, which is located on an urbanized, fenced plot of land of a total of 498m<sup>2</sup>.

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 87.60m<sup>2</sup>, which includes;

Anteroom or entrance/corridor - 7.67m<sup>2</sup>

Utility room, which is planned as a smaller laundry room with washing and ironing machines, boiler and similar - 8.15m<sup>2</sup>

Beautiful bathroom with shower - 5.36m<sup>2</sup>

Then a space for a kitchen with a fireplace, a living room with a glass wall and a dining room - 66.42m<sup>2</sup>

We go to the first floor, total net area of 69.21m<sup>2</sup> or possible 89.21m<sup>2</sup>, which includes;

Hallway of total - 4m<sup>2</sup>

Bedroom size - 13.90m<sup>2</sup>

The bedroom can be equipped with a space provided as a walk-in closet for an American-style wardrobe - 5.79m<sup>2</sup>

Additional bathroom with hydromassage tub - 7m<sup>2</sup>

Covered terrace for drinking morning coffee or tea - 15.64m<sup>2</sup>

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 - 22.88m<sup>2</sup>

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 m<sup>2</sup> of net usable area is obtained, and this is done by using the air space in addition to the room of 22.88 m<sup>2</sup> and placing an additional bedroom with a bathroom of a total size of 20 m<sup>2</sup>. Then the villa would be equipped with two bedrooms and three bathrooms.

We should also add a mansard with a total size of 12m<sup>2</sup>.

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

Alternative 1 = Tot. m<sup>2</sup> approx. 168.81 = With an open air space of 20 m<sup>2</sup> on the first floor.

Alternative 2 = Tot. m<sup>2</sup> approx. 188.81 = Where the air space of 20m<sup>2</sup> 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.

### **Property advantages:**

- Swimming pool
- Storage
- Spa
- Detached
- Urbanized
- Building permit

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Price per m<sup>2</sup>:  
12.500 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.721 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.211 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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