

Villa

Livade, Oprtalj, Istria



Ref
Type
Region

RE-U-20060
Villa
Istria > Umag

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Location	Livade, Oprtalj
Front line	No
Sea view	No
Floorspace	65 sqm
Plot size	400 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 399 000

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Designer house with swimming pool in Livade, Oprtalj!

Oprtalj is an Istrian town located in Istria hinterland, on a hill, which can be reached from the direction of Motovun via a narrow plateau on the south side. At one time, Oprtalj was a fortress surrounded by walls on which houses were built, among which the former city gates also spring. In front of the door is a large Venetian loggia with a lapidary, and next to it on the high ramparts is a plateau from which the view reaches all the way to the sea. The area of northern Istria is known for its numerous excellent winemakers, exceptional taverns, and exceptional natural beauty and viewpoints. It is a place of unique aura and peace.

This beautiful designer villa with a swimming pool in a quiet location is for sale. This detached property with an area of 65 m² extends through the ground floor and first floor.

On the ground floor of the house there is a living room with a kitchen and a dining room.

Internal stairs lead to the first floor where there is a bedroom and a bathroom.

The house is equipped with high-quality designer furniture that gives the property a special charm.

The property is heated by a fireplace, air conditioning and underfloor heating. The property offers a wonderful open view of the beautiful Istrian landscape and greenery.

The living room opens onto a terrace that is ideal for enjoying and socializing, and next to the terrace there is a swimming pool with a sunbathing area. There is also an outdoor shower next to the swimming pool. There is also a storage room next to it.

The yard has a nicely arranged horticulture, and there is also a parking space within the yard. It is a house that represents a peaceful and private oasis for the owner. The property is located in a quiet location in Livade. In the vicinity of the property there are restaurants, agritourisms, wineries, promenades, shops, bicycle paths, promenades and various other facilities.

Beautiful and well-kept beaches are only a 15-minute drive away.

Considering the beautiful design and peaceful location, it is an ideal property for all lovers of top design and charming and peaceful Istrian places, as well as for all people seeking peace and privacy.

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
- Floor heating
- Detached

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Price per m²:
6.138 €

Average price/m² of this type
in this region:
3.803 €

Median price/m² of this type
in this region:
3.763 €

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

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

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