

# House

## Veli Vrh, Pula, Istria



<b>Ref</b>	RE-U-20527
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Veli Vrh, Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	135 sqm
<b>Plot size</b>	625 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 395 000

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New house in Veli Vrh, Pula, to live in Croatia 365 days a year!  
House is just completed in 2023.

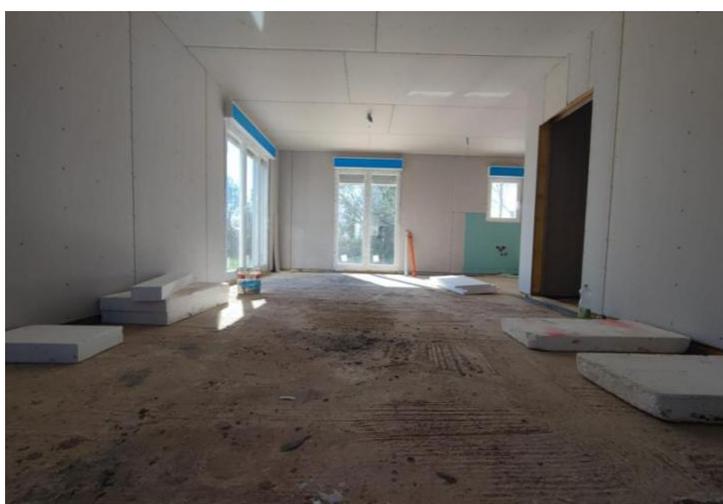
It is in fact a new prefabricated house on a plot of 625 m<sup>2</sup> with a total living area of 135 m<sup>2</sup>.  
On the ground floor there is an entrance hall, a spacious living room, a kitchen and a dining room with access to the terrace, and three bedrooms, two of which have their own bathrooms, while one bathroom is separate. It is located in an ideal location, in a quiet suburb just 1 km from the center of Pula and 2 km from beautiful beaches.

The house is in the final stage of construction and certain works may be needed.  
It is sold in the "high roh-bau" version.

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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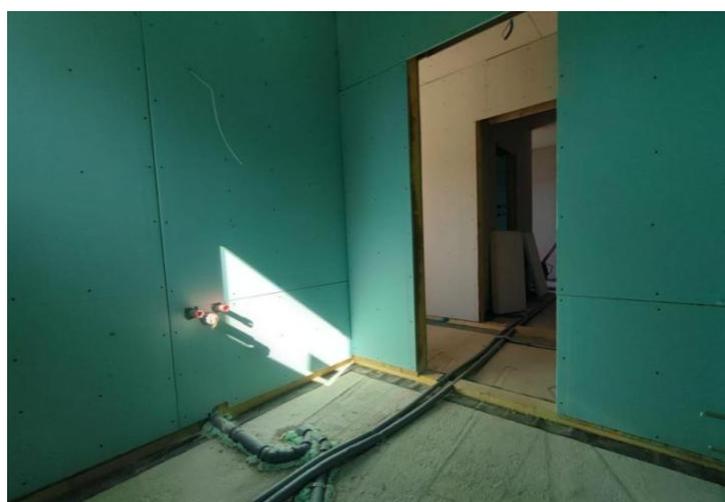
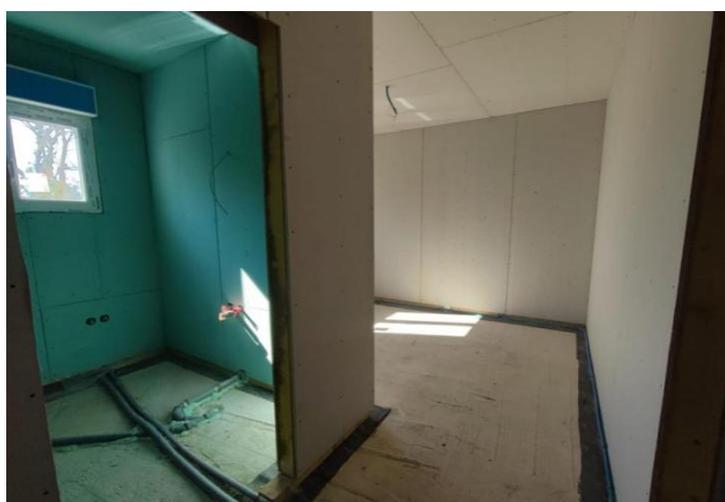
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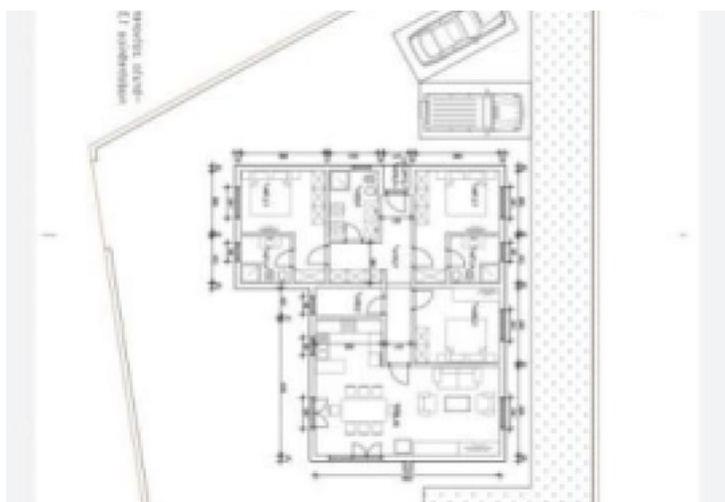
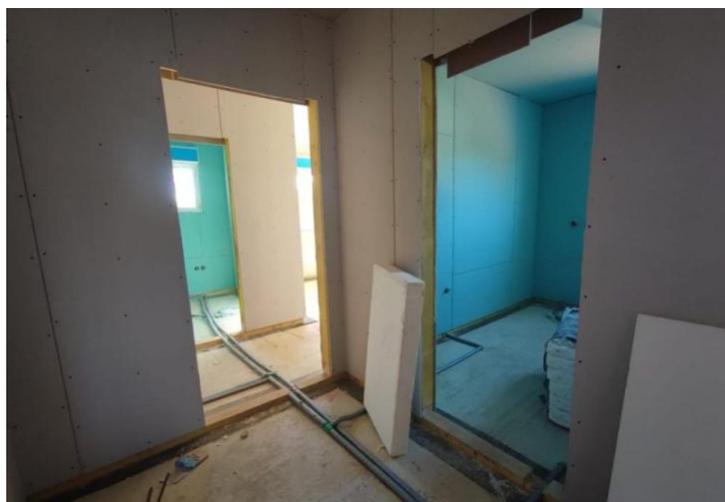
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