

# Villa

## Barban, Istria



|                         |               |
|-------------------------|---------------|
| <b>Ref</b>              | RE-U-21087    |
| <b>Type</b>             | Villa         |
| <b>Region</b>           | Istria > Pula |
| <b>Location</b>         | Barban        |
| <b>Front line</b>       | No            |
| <b>Sea view</b>         | No            |
| <b>Floorspace</b>       | 130 sqm       |
| <b>Plot size</b>        | 850 sqm       |
| <b>No. of bedrooms</b>  | 3             |
| <b>No. of bathrooms</b> | 2             |
| <b>Price</b>            | € 339 000     |

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Villa with swimming pool in Barban, super price!  
Total area is 130 sq.m.  
Land plot is 850 sq.m.

The villa consists of two separate apartments.

The one of 50 m<sup>2</sup> is on the ground floor of the house, which is used as a studio apartment.

The second, larger apartment on the first floor of the house, which consists of two bedrooms, a kitchen with a living room and a bathroom.

There is a swimming pool, a storage room and covered parking for two cars in the garden.

A perfect opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. 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
- Garden

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Price per m<sup>2</sup>:  
2.608 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.526 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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