

House

Loborika, Marčana, Istria



Ref	RE-U-21822
Type	House
Region	Istria > Pula
Location	Loborika, Marčana
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	100 sqm
Plot size	3222 sqm

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No. of bedrooms	2
No. of bathrooms	2
Price	€ 320 000

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Two houses and building land of 3222 sq.m. for sale in Marcana, cca. 10 km from the beach and 12 km from Pula regional center.

Two houses and a building plot are for sale in a convenient location in Loborika.

The spacious land on which the houses are located is completely located in the residential construction area of 3222 sq.m.. It has a regular shape, the terrain is flat, cultivated and planted with olives, fruit trees and Mediterranean herbs.

The houses have an area of 60 m² and 40 m². The larger house consists of a basement of 8 m², a ground floor and a garage.

On the ground floor there is a living room with a dining room, a kitchen, a bedroom, a bathroom, a storage room and a corridor, and an external staircase leads to the roof terrace.

The smaller house consists of an entrance area, a living room, a kitchen with a dining room, a bedroom, a bathroom and a covered porch, and next to the house there is a storage room and a woodshed.

This property offers an opportunity for an investment investment as well as for a comfortable family life.

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:
3200 €

Average price/m² of this type
in this region:
2859 €

Median price/m² of this type
in this region:
2695 €

Average price/m² of this type
in Croatia:
2879 €

Median price/m² of this type
in Croatia:
2563 €

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