

Villa

Marčana, Istria



Ref	RE-U-20938
Type	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	140 sqm
Plot size	385 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 727 000

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New built villa with swimming pool and sea view in Marčana near Pula, only 2 km from the sea. It is a virgin but rapidly developing area, which is becoming popular due to vicinity of Pula and Pula international airport.

Villa is designed as a one-story building with a total area of 140 m². Land plot is 385 sq.m. The first floor is designed as a living area with an open space area that includes the kitchen, dining room and living room. Large glass walls between the interior and exterior create a link with the outdoor covered terrace where there is a summer kitchen, a dining area and a lounge area with a wonderful view of the sea and the surrounding landscape. There is also a guest toilet and a storage room on the first floor. The ground floor is the night area with three comfortable bedrooms, each of which has access to the pool beach, and three bathrooms and a laundry room.

The garden is completely fenced with drywall and landscaped, and there is also a beautiful swimming pool of 33 m² with a landscaped sunbathing area. In terms of location, the property is also very well located, within a radius of 5 kilometers there are all the necessary amenities such as a shop, restaurant, cafe, while the first beach is only 2 kilometers away.

The property is located on the edge of a small settlement where newly built vacation homes and luxury villas predominate. The property represents an excellent opportunity on the market for investment in the tourist rental business due to the attractiveness of the location and the peace it can offer.

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:
5193 €

Average price/m² of this type
in this region:
3606 €

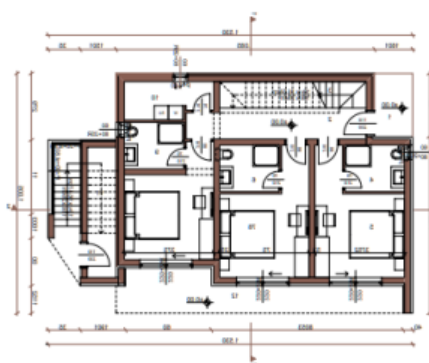
Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3867 €

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