

Villa

Rakalj, Marčana, Istria



Ref	RE-U-24244
Type	Villa
Region	Istria > Pula
Location	Rakalj, Marčana
Front line	No
Sea view	No
Distance to sea	800 m
Floorspace	290 sqm
Plot size	1619 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 2 500 000

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Design villa in Rakalj, Marčana, under construction, only 800 meter from the sea!

Total area is 290 sq.m.

Land plot is 1619 sq.m.

The villa extends over two floors, which are connected by hand-made forged stairs.

On the ground floor there is a spacious kitchen, one bedroom, two bathrooms, a spacious and well-lit living room with access to a covered terrace and a sunbathing area where there is a spacious 14-meter swimming pool.

On the first floor, there will be two bedrooms with a beautiful view of the sea, each of which is equipped with a spacious bathroom, and an exit to a spacious terrace where there will be a jacuzzi and a hot tub.

The villa is equipped with the most luxurious materials, carpentry, installations, roof structure, heating and cooling system, and will be equipped with the highest quality and most economical household appliances, elements and furniture. On the spacious garden there will be a handful of autochthonous Istrian plants, along with which there will also be a very large number of accompanying contents with numerous contents for outdoor recreation.

The mentioned real estate is a very attractive real estate primarily because of its rare location close to the sea, with superb view, as well as the area and the possibility of an excellent investment to enjoy it in terms of family life, and the possibility of engaging in the catering activity of renting, and a quick return of invested funds.

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

Spa

Garden

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Price per m²:
8.621 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

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

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

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