



Ref	RE-U-24214
Туре	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	No
Distance to sea	14000 m
Floorspace	132 sqm
Plot size	647 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 490 000



Barn style villa in Marcana area, cca. 14 km from the sea.

Completion of construction is expected in 2024.

Total area is 132 sq.m. Land plot is 647 sq.m.

The ground floor covers an area of 67 m2 through the entrance area, kitchen, dining room, living room, toilet, storage room and an internal staircase leading to the first floor.

The 65 m2 upper floor contains a hallway, three bedrooms with 3 bathrooms and a loggia for enjoying an unobstructed view of nature.

The yard will be beautifully decorated, with various ornamental plants. As the most important part of the garden, we definitely single out a beautiful heated swimming pool with a sunbathing area, next to which few will remain indifferent.

The swimming pool will be heated by heat pumps. Two parking spaces are provided for your tin pets. The house is heated using heat pumps (floor heating + fan convectors) and the help of air conditioning.

It is possible to buy another same style villa next to this one.

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.



Price per m²: 3712 €

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: 4366 € Median price/m² of this type in Croatia: 3868 €

















