

# Villa

## Veli Vrh, Pula, Istria



<b>Ref</b>	RE-U-26322
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Veli Vrh, Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	165 sqm
<b>Plot size</b>	400 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 575 000

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Two houses with swimming pool in an ideal location in Pula, 3 km from the sea!

Total area is 165 sq.m. Land plot is 400 sq.m.

A smaller house with a total surface of 50m<sup>2</sup> consists of a living room with a kitchen, two bedrooms and a bathroom. The house is fully furnished. In front, there is a very nice common tavern for socializing. Covered and equipped with a kitchen and a fireplace, the total area is 26 m<sup>2</sup>.

The second house consists of a large living room, kitchen with dining area, three bedrooms and a bathroom. The living room leads to a spacious covered terrace. The house has a total surface of 90m<sup>2</sup> and is sold fully furnished. This house has the possibility of raising another floor, and all utilities for that procedure have been obtained and paid for.

In the garden there is a swimming pool of 32 m<sup>2</sup> with electrolysis. The yard is landscaped and there is space to park several cars.

The houses are in the rental system, and are very well established and profitable, and offer the possibility of a quick return on investment.

Thanks to the excellent location close to Pula centre, they are ideal for starting a family life, but at the same time they provide the possibility of earning money through renting.

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

Garden

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Price per m<sup>2</sup>:  
3.485 €

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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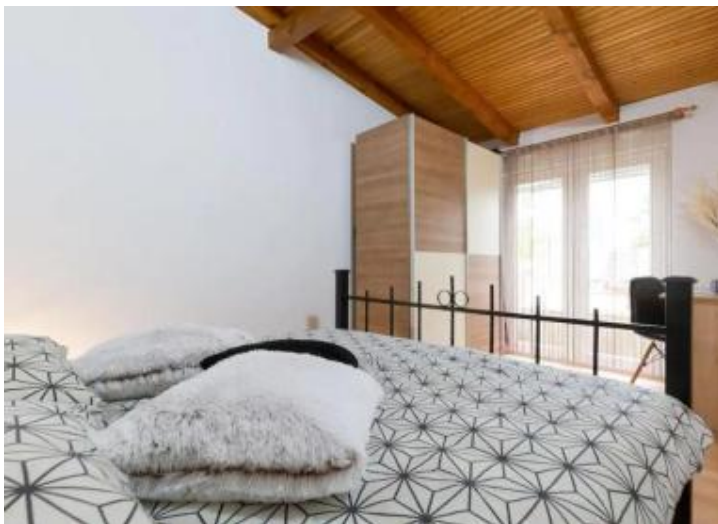
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