

# House

Valtura, Ližnjan, Istria



<b>Ref</b>	RE-U-28071
<b>Type</b>	House
<b>Region</b>	Istria › Pula
<b>Location</b>	Valtura, Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6000 m
<b>Floorspace</b>	144 sqm
<b>Plot size</b>	2071 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 550 000

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Nice house in Valtura, Ližnjan on 2071 sq.m. of land, 6 km from the sea only.  
Total area of the house is 144 sq.m.

The house consists of an entrance hall, a large open space with a living room, kitchen and dining room. The hallway connects us to two bedrooms and a bathroom.

The house has a nice tavern with an indoor fireplace, which has an exit to the terrace and an outdoor fireplace. The garden is 2071m and parking is unlimited, as are the options and possibilities that the terrain provides. Part of the garden of 1148 m2 is a separate plot and is for construction. One or more houses can be built on the same lot.

Great investment potential.

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:**

Garden

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Price per m<sup>2</sup>:  
3.819 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.859 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.654 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.017 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.624 €

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