

Villa

Brtonigla, Istria



Ref	RE-U-28528
Type	Villa
Region	Istria > Novigrad
Location	Brtonigla
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	145 sqm
Plot size	502 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 495 000

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New villa under construction in Brtonigla, 9 km from the sea.

Total area is 145 sq.m. Land plot is 502 sq.m.

Construction will be completed in 2025.

Villa will consist of an open-concept kitchen, dining area, and living room, a bathroom, and 2 bedrooms, one of which will have its own bathroom. The living room will be oriented towards the 21 m² swimming pool.

Underfloor heating with a heat pump is planned for heating, while air conditioning units are provided for cooling.

The surface area on which the building will be located is 502 square meters.

The price refers to a fully completed building, without furniture, with landscaped surroundings.

An ideal property for a modern family or as a rental property for tourism purposes.

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:
3414 €

Average price/m² of this type
in this region:
3731 €

Median price/m² of this type
in this region:
3657 €

Average price/m² of this type
in Croatia:
4365 €

Median price/m² of this type
in Croatia:
3866 €

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