

Villa

Barban, Istria



Ref	RE-U-29353
Type	Villa
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Floorspace	160 sqm
Plot size	600 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 570 000

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Luxury villa with swimming pool in Barban!
Total area is 160 sq.m. Land plot is 600 sq.m.

In the market is an opulent luxury villa, spanning 160 m², complete with a swimming pool. The property is elegantly structured over two levels.

The ground floor encompasses a guest lavatory, a bedroom, and a kitchen seamlessly integrated with the dining and living areas, all of which open onto the principal terrace.

Ascending to the first floor, one finds two bedrooms, each accompanied by a wardrobe, and two sumptuous bathrooms. The climate within is meticulously controlled, courtesy of air conditioning units in every room and underfloor heating.

Nestled on a 600 m² land plot, the villa is complemented by a swimming pool, an annex building, a sauna, and a summer kitchen. The entire grounds are encircled by a secure fence.

This property presents a prime investment opportunity for those in the tourism sector, owing to its established business credentials, or as an idyllic family abode, given its proximity to essential amenities.

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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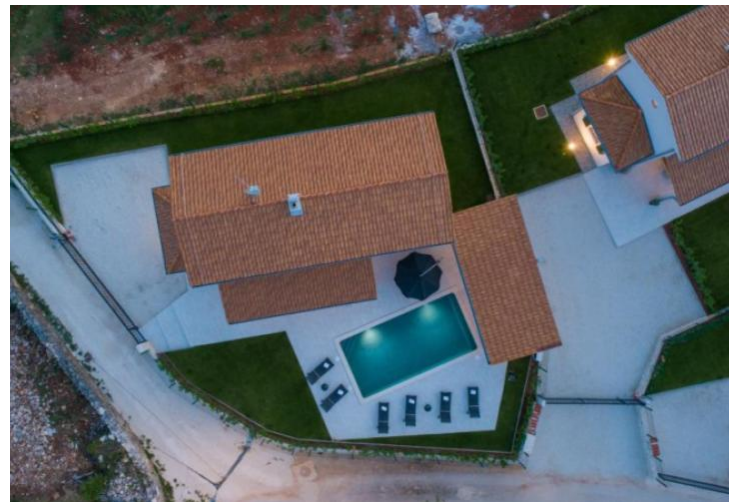
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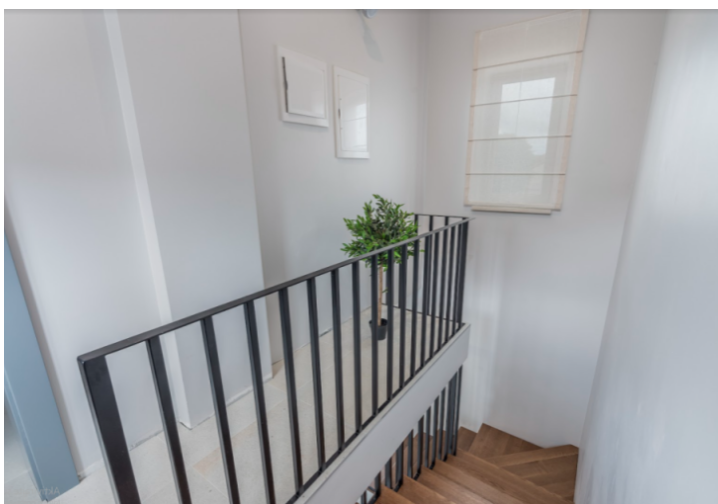
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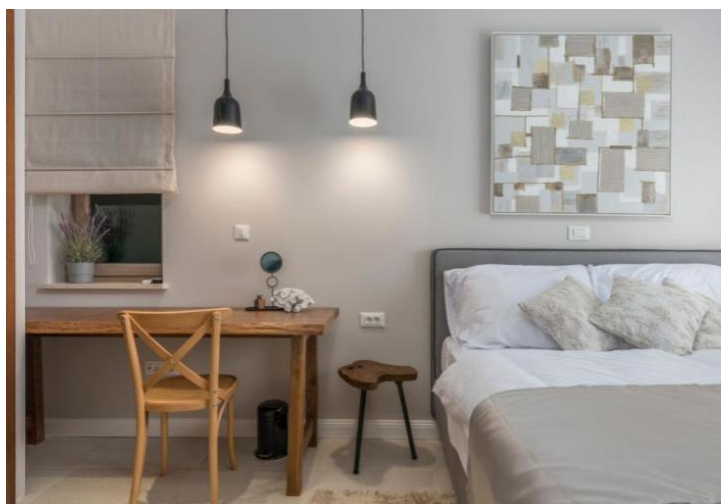
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