

## ISTRA, BARBAN - Kuća s bazenom okružena zelenilom, Barban, House



### Seller Info

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Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, BARBAN - Kuća s bazenom okružena zelenilom
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	550,000.00 €
Updated:	Nov 02, 2024

### Condition

Newbuild:	yes
Built:	2020

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Barban
City area:	Barban
ZIP code:	52207

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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## Description

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Just a few minutes' drive from the center of Barban, in a small picturesque village in a quiet location, this charming house with a swimming pool surrounded by greenery is for sale. It extends through two floors, ground floor and first floor. On the ground floor there is a laundry room with a storage room, a toilet, a kitchen equipped with the most modern technology such as an integrated hood in a glass-ceramic hob, a built-in microwave oven, an oven and a refrigerator with a freezer, a dining room and a living room designed according to the open space principle from which there is access to the summer terrace. kitchen with barbecue, swimming pool of 30m<sup>2</sup> and sunbathing area. Internal stairs lead to the first floor, where there are three bedrooms, each with its own bathroom. Two bedrooms share a common terrace of 13 m<sup>2</sup>. On the outside, separated from the house, there is a machine room with a storage area of 20m<sup>2</sup>. The house is located on elevated ground and offers a view of Bale on one side and Cres on the other. Each room is equipped with air conditioning and a solid fuel fireplace in the living room. The external carpentry is PVC with automatic lifters of aluminum blinds. There are high-quality ceramics on the floors and laminate in the bedrooms. There is parking for two vehicles within the fenced yard. If the new owner wants to enlarge his garden, there is the possibility of buying the neighboring plot. The house has a categorization and there is a possibility of using the house for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 20834

## Additional contact info

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