

ISTRA, BARBAN - Luksuzna vila s pomoćnim objektom, Barban, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
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 - Luksuzna vila s pomoćnim objektom
Property for:	Sale
House type:	detached
Property area:	358 m ²
Lot Size:	1499 m ²
Bedrooms:	18
Bathrooms:	5
Price:	890,000.00 €
Updated:	Nov 09, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	A+
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Description

Description:	Barban is a small picturesque medieval acropolis-type settlement in the southern part of eastern Istria, located above the Raša river valley. Well-preserved architectural buildings from the Baroque and Gothic periods, frescoes and Glagolitic inscriptions, churches, palaces and city walls, the knightly game of the Ring Race, the traditional wine festival and the fig festival make Barban extremely
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attractive. The municipality of Barban, which has access to the sea in Raško Bay, covers an area of 100 km². Apart from Barban, there are 31 other settlements in the beautiful greenery of Barbanština. Not far from the center of Barban is a spacious estate with two buildings. The beautiful villa of classic design is made of top quality materials and extends through the ground floor and first floor, with a total area of 278 m². The floor represents the night area with four bedrooms and four bathrooms. Air conditioning and a connection for satellite TV are installed in each room. The ground floor includes a spacious living room with access to the terrace, a dining room and a fully equipped kitchen. There is also a guest toilet, a fitness room and a playroom, as well as a sauna and a shower. The villa is fully air-conditioned and electric underfloor heating has been installed in the living room, dining room and kitchen. Also, solar panels for hot water were installed. The exterior is decorated and beautifully maintained. There is a spacious parking lot, beautiful green areas with planted ornamental plants and fruit trees, a basketball court and a beautiful heated swimming pool of 38 m² with an arranged sunbathing area. The fully fenced yard, arranged and maintained with great care, covers an area of 1499 m², and within it there is another auxiliary facility of 80 m² consisting of a living room, dining room and kitchen, as well as a bedroom and bathroom. The auxiliary building has a separate entrance and a fenced part of the garden so as not to violate the privacy of the main building. The property is currently rented for tourists during the summer season, and the big plus and special feature of this property is that the new owner has the option of taking over the rental business with the option of staying in an auxiliary building and thereby ensuring a return of the invested money while acquiring a great new property in Istria. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 23547

Additional contact info

Reference Number: 513323
Agency ref id: 23547
Contact phone: +385 92 106 5592