

## Barban, okolica, prostrano imanje sa dvije prekrasne kuće, Barban, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Barban, okolica, prostrano imanje sa dvije prekrasne kuće  
Property for: Sale  
House type: detached  
Property area: 358 m<sup>2</sup>  
Lot Size: 1499 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 18  
Bathrooms: 6  
Price: 890,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Barban

City area: Barban  
ZIP code: 52207

## Permits

Building permit: yes



## Additional information

Energy efficiency: A+

## Description

Description: Barban, surroundings, we are selling a beautiful newly built villa with an auxiliary building on a spacious garden. In a small village only 2.5 kilometers away from the center of the small town of Barbana, there is this spacious property 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 m<sup>2</sup>. The floor represents the night area with four comfortable 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 interior design is very functional and exudes comfort and luxury. Large glass walls in the living room allow plenty of daylight and a beautiful view of the garden and swimming pool. The house 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 m<sup>2</sup> with an arranged sunbathing area. The fully fenced yard, arranged and maintained with great care, covers an area of 1499 m<sup>2</sup>, and within it there is another auxiliary facility of 80 m<sup>2</sup> 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. ID CODE: 2003-539

## Additional contact info

Reference Number: 513436

Agency ref id: 2003-539  
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