

## Moderna prizemnica u Istri, Barban, House



### Seller Info

Name: Agencija Bagi Immobilien  
First Name: Agencija  
Last Name: Bagi Immobilien  
Company Name: Bagi Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://bagi-immobilien.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Fažana  
City area: Fažana  
Address: Istarska 10  
Mobile: 099 844 0297, 098 9655 281  
About us: BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title: Moderna prizemnica u Istri  
Property for: Sale  
House type: detached  
Property area: 92 m<sup>2</sup>  
Lot Size: 952 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Price: 315,000.00 €  
Updated: Nov 17, 2024

#### Condition

Newbuild: yes  
Built: 2022

#### Location

Country: Croatia  
State/Region/Province: Istarska županija

City: Barban  
City area: Rojnići  
ZIP code: 52207

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Heating

Central heating: yes



## Parking

Number of parking spaces: 2

## Description

Description: Newly built one-story house in Rojnići (Barban-Žminj road) on a plot of land of 952 m<sup>2</sup>. The house has a gross area of 92 m<sup>2</sup>, net usable area of 75 m<sup>2</sup>. It consists of an entrance hall, a small bathroom with a shower, a living room with a kitchen, a hallway that separates the night area, two bedrooms and a large bathroom. It is oriented so that most of the rooms have access to the sun deck and the 28m<sup>2</sup> swimming pool. Electric underfloor heating has been installed throughout the building. Mitsubishi inverter air conditioners are installed in each of the bedrooms and the living room. During construction, the attitude was that the building must be functional even if the future owners decide to use the house all year round, not just during the summer months or tourist activities. The land is fully horticulturally landscaped and automatic irrigation of the entire land surface is installed. The parking space is enough for 3 vehicles within the plot itself. "Portun" can be opened remotely. The location of the facility itself is interesting because you are only 8 km away from Žminj, which is connected by the highway (Ipsilon), which makes traveling much easier. Also in Žminj there are supermarkets, a post office, a bank, etc. Svetvinčenat and Barban are a few minutes' drive away, Rovinj and Pula are 30 minutes away. The price includes VAT. The building is owned by our company, so if the buyer is another legal entity, he can request a VAT refund. If the buyer is a natural person, he does not pay real estate sales tax in the amount of 3%. ID CODE: 3429

## Additional contact info

Reference Number: 529851  
Agency ref id: 3429  
Contact phone: 0911509059