

## ISTRA, BARBAN - Stan s vrtom, Barban, Flat



### 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 - Stan s vrtom
Property for:	Sale
Property area:	81 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	2
Garden area:	100 m <sup>2</sup>
Terrace area:	16 m <sup>2</sup>
Price:	213,000.00 €
Updated:	Jun 16, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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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### Description

Description:	ISTRIA, BARBAN - Apartment with garden 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 attractive. The municipality of Barban, which has access to the sea in Raško Bay, covers an area of 100 km <sup>2</sup> .
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Apart from Barban, there are 31 other settlements in the beautiful greenery of Barbanština. In the immediate vicinity of the center of this charming town, a building is under construction, which extends through the ground floor and one floor. In the construction, durable and reliable materials are used, which guarantee long-term satisfaction and security of housing, while the space planning of each floor was carried out in detail, which resulted in a high-quality layout of the rooms. The object of sale is an apartment located on the ground floor of the building; living area of 65.20 m<sup>2</sup> with a covered terrace of 12.00 m<sup>2</sup>, an uncovered terrace of 4.70 m<sup>2</sup> and a garden of 100 m<sup>2</sup>. It consists of two bedrooms, two bathrooms and an open concept space that unites the living room, dining room and kitchen with access to the covered terrace and garden in the extension. Parking spaces are purchased separately according to the corresponding calculation coefficient. This apartment in a new building at walking distance from the town center is an ideal opportunity for a pleasant family life as well as for an investment for the purpose of tourist rental. The project is currently under construction and is for sale on a turnkey basis. The seller of the property in question is a legal entity. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 30059

### Additional contact info

Reference Number: 605601  
Agency ref id: 30059