

## ISTRA, BARBAN - Rustikalna vila s bazenom u mirnom naselju, Barban.

### House



#### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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 - Rustikalna vila s bazenom u mirnom naselju
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	587 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	4
Price:	565,000.00 €
Updated:	Jul 11, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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### Description

## Description:

ISTRIA, BARBAN - This cozy and warm rustic villa with a swimming pool, ideal for vacation and year-round stay, is located in the immediate vicinity of Barban. In a small and quiet picturesque settlement, ideal for family life or annual vacation, this warm villa is located, which consists of a total of 250 m<sup>2</sup> of living space, which is divided into two floors. It is a quality family villa that provides peace and privacy to its future owners. Due to its location, this villa offers everything you need for a safe and peaceful stay, while still being in the immediate vicinity of all the facilities necessary for a safe and peaceful family life. **PROPERTY DESCRIPTION:** On the ground floor of the villa there is an entrance hall with a wardrobe space, which leads us to the area intended for daily life, where the equipped kitchen with a spacious dining room and a comfortable living room are located. From the same area there is an exit to the outside part of the covered summer terrace with access to the garden and the pool. On the ground floor of the villa, we can also find separate in a more private part, 3 bedrooms and 2 bathrooms, as well as a guest toilet. The first floor of the villa is accessed by an internal staircase, where there are 3 additional bedrooms and 2 bathrooms. On the same floor, you have the opportunity to relax in the Wellness area, which contains a sauna and a section dedicated to practicing Pilates. What additionally adorns the top floor of the villa is a larger covered terrace with a jacuzzi, which also extends to a wonderful view of the landscape. **DESCRIPTION OF THE GARDEN:** The villa is located on a plot of 587m<sup>2</sup>, and when we subtract the space occupied by the villa and the swimming pool, you have a comfortable 375m<sup>2</sup> landscaped yard at your disposal. The villa's grounds are completely surrounded by a wall, which makes it safe for fun and relaxation with family and friends. By accessing the garden through the gate, there are 3 parking spaces for your tin pets, which can be covered at the will of the future owners. However, the central part of the yard is occupied by a 30m<sup>2</sup> swimming pool with a sunbathing area and deckchairs. You don't have to worry about the youngest members of your family and pets, because there is enough green space in the garden for carefree play. Staying in the open air is special with a yard decorated with natural Mediterranean plants and provides enough privacy. **ADDITIONAL INFORMATION:** \* The house is equipped with a central pellet heating system and air conditioners on each floor. \* It is sold furnished as can be seen in the pictures. \* The property is in order, and has all the necessary documentation. \* Due to the smart orientation of the villa, all rooms are enriched with natural light, which makes the stay significantly more pleasant. The villa is thus located on the edge of a smaller settlement, which makes it ideal for anyone looking for a safe and quiet corner for their family or as an investment option in the form of tourism. 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: 30810

**Additional contact info**

Reference Number: 612206  
Agency ref id: 30810