

ISTRA, BARBAN Posebna priča o prekrasnom imanju!, 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
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 Posebna priča o prekrasnom imanju!
Property for:	Sale
House type:	residential-commercial
Property area:	200 m ²
Lot Size:	14050 m ²
Bedrooms:	4
Bathrooms:	3
Price:	889,000.00 €
Updated:	Oct 04, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

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



Parking

Number of parking spaces:	7
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Description

Description:	ISTRIA, BARBAN A special story about a beautiful estate! A unique property for sale in a very quiet secluded location! It is a property with an area of 14,000 m ² with a built ground floor of 200 m ² . It is a system of residential and commercial buildings that provides a number of different possibilities for future development.
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The current state is a built one-story house that will be completed until the stage of installing the carpentry and facade, while the complete interior will be the choice of the future owners. During the construction, the optimization of the maximum use of natural energy sources was thought of, so the heating and cooling system, in addition to the air conditioner, was designed through cooling and heating from the ground itself. It is a trend that is not yet so widespread on the Croatian market, but given that it is an invasive real estate, such systems follow it. It is an air-soil exchanger system, that is, fresh air is blown in, that is, in the simplest terms, it is air recirculation. In addition to the above, a chimney is also provided, which enables heating with wood or pellets. Permits were obtained for additional buildings, explanation of all further phases below: 1ST PHASE of construction House 200 m2, - BUILDING 1 greenhouse 50 m2 - BUILDING 2A 2ND PHASE of house construction 150 m2 - BUILDING 3 outbuildings - BUILDING 2B BUILDING TOTAL FLOOR PLAN 550 ,50 m² - Building 1. - residential building - Building 2B - commercial building - Building 3 - residential and commercial building - Building 2A - greenhouse On request, the possibility of inspecting the complete project documentation. The location of the property is very special because it provides a lot of peace and privacy, and it is located next to the main road, and as a very important fact it is necessary to point out that no construction is possible around the property because everything surrounding the property is in nature a road and a small part is owned by the Republic Croatian. Due to the prominent specifications, the property is suitable for all those who want to ensure peace and the possibility of living in complete privacy. Also, the development of selective forms of tourism and the offering of different contents on the property itself is offered, which will certainly make a difference in the already saturated market of villas with a pool. All infrastructure is provided on the property. Three-phase electricity connection - Category of consumption: tourism, hospitality, housing, agriculture Electricity and water already run through shafts on the property. The property has entrance/exit to the main road. Entrance sliding gate 6 meters wide. About 11,000 m2 has already been agrotechnically processed for the use of long-term plantations - 400+ almonds have been planted on the property. questions and the tour itself, feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31650

Additional contact info

Reference Number: 622553
Agency ref id: 31650