

## ISTRA, BARBAN - Dvojna vila s bazenom na kraju sela, Barban, House



### Seller Info

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Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
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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 - Dvojna vila s bazenom na kraju sela
Property for:	Sale
House type:	semi-detached
Property area:	92 m <sup>2</sup>
Lot Size:	485 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Price:	1.00 €
Updated:	Oct 04, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA, BARBAN - Semi-detached villa with swimming pool at the end of the village 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, occupies an area of 100 km <sup>2</sup> . Apart from Barban, there are 31 other settlements in
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the beautiful greenery of Barbanština. In one of these settlements, the construction of this beautiful duplex is underway. The duplex is a one-story building, and it will welcome its future owners with a comfortable 92 m<sup>2</sup> of living space. The rooms in the villa are perfectly connected, and they are designed to make the stay as pleasant as possible and so that each room fulfills its role as much as possible. At the very entrance to the villa, there is a living area designed according to the "open space" system. In the living area, there is a comfortable living room, ideal for relaxing after an active day. In addition to the living room, there is also a dining room sufficient for the whole family, and there is also a beautiful kitchen. What we must point out is that the living room and dining room have access to a private summer terrace with a swimming pool. In the continuation of the space, there are two comfortable bedrooms, one of which has its own bathroom. The second bathroom is located in the hallway and is shared by all household members. Next to it is a laundry room, which is also a boiler room. As mentioned, from the living room we exit to a nice garden area of 485 m<sup>2</sup> where there is an overflow pool measuring 3.5x6.6 meters. The pool is heated, which makes it possible to use it during the cold winter days and therefore offers the possibility of extending the tourist season for those who plan to engage in tourist rentals. The garden is hidden from view, and offers everything you need for a complete outdoor party. 3 parking spaces are provided for your tin pets. The villa is heated by underfloor heating with a heat pump and air conditioners. The city sewage system is used for waste water disposal. Completion of construction is planned by June 2025. The villa is sold without furniture and sanitary facilities. This interesting villa is an ideal property for family life or for tourism. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33724

## Additional contact info

Reference Number: 649271  
Agency ref id: 33724