EURO PARTNER
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Code :	00009
Location :	Barban
Building area :	170 m2
Land area :	2041 m2
Number of bedrooms :	4
Number of bathrooms :	4
Distance from the center :	13 km
Distance from the sea :	7 km

Price : 590.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Condition :	Renovated

AMENITIES

Terrace :	Yes
Number of parking spaces :	7
Pool :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

Istria – Beautiful Istrian House of 170 m2 with Swimming Pool on a 2,041 m2 Plot

In the heart of Istria, a fully renovated and reconstructed house of 170 m2 is offered for sale, situated on a spacious 2,041 m2 plot with its own swimming pool. This property perfectly combines the charm of traditional Istrian architecture with modern comfort and represents an ideal choice for family living, a holiday home, or an investment in tourist rental.

The house has been completely renovated this year, using high-quality materials and modern design, while preserving the authentic character of Istrian construction.

The ground floor features a spacious living room with a kitchen and dining area, offering direct access to a large covered terrace – the perfect place for relaxation, socializing, and enjoying the fresh air. On the same floor, there is one bedroom and an elegant bathroom, providing maximum functionality and comfort.

The first floor consists of three large bedrooms and two modern bathrooms, offering plenty of space for a family or guests. Each room is

designed to make the most of natural light and space, creating a warm and welcoming home.

A special advantage of this property is the possibility of expansion – there is an option to purchase an additional 6,000 m2 of land, opening up numerous possibilities for extra facilities, a garden, sports areas, or a private tennis court.

Practicality and convenience are further enhanced: all utilities – water, electricity, sewage – are resolved, communal fees are paid, and ownership is clear, providing a straightforward and secure purchase process.

The outdoor space offers a true Istrian experience: a spacious garden with a swimming pool is perfect for relaxation, sunbathing, and social gatherings, while the covered terrace allows enjoyment of the outdoor space year-round. The entire plot provides privacy and tranquility, creating an oasis for relaxation and escape from everyday life.

This property is ideal for both permanent living and tourist rental, as it combines peace and privacy with proximity to main roads and popular Istrian destinations.

The house is ready to move in – all renovation works, interior finishing, and pool construction have been completed, allowing the buyer to immediately start enjoying all the benefits of this beautiful Istrian home.