ID: 3451

DETACHED HOUSE WITH TWO RESIDENTIAL UNITS FOR SALE BARBAN

Barban

299,000 €
2,106 €/m^2







Located in a peaceful setting in the Municipality of Barban, this detached house offers an excellent combination of privacy, a natural environment and convenient access to the rest of Istria. Barban is one of the most desirable areas for a relaxed lifestyle, known for its authentic Istrian charm, rich cultural heritage and excellent connectivity to the cities of Pula, Labin and other parts of the peninsula. A children's playground is located just a short walk from the property, making this location especially attractive for families with children. Whether you are looking for a permanent residence, a holiday home or an investment property, this location offers outstanding potential.

The house has a total living area of 142 m² and is situated on a 467 m² plot. It comprises two residential units, each measuring 71 m². The ground floor unit is fully finished and ready for immediate occupancy, featuring two bedrooms, two bathrooms and a living room. The upper-floor unit, consisting of two bedrooms, one bathroom and a living room, is currently in the high roh-bau (advanced shell) stage, allowing the future owner to complete the interior according to personal preferences. The property is connected to electricity and the public water supply, while wastewater is managed via a septic tank. Additional features include thermal insulation façade, PVC windows with mosquito screens on the ground floor, marble window sills, security entrance doors, paved external staircase, air conditioning, an electric water heater and parking space for up to five vehicles.

This detached house near Barban is an excellent opportunity for buyers looking for a property that can be occupied immediately while still offering the flexibility to complete the second residential unit according to their own vision. Thanks to its practical layout, it is ideal for larger families, multi-generational living or for combining private use with holiday rental. Quality construction, a peaceful location and excellent investment potential make this property an attractive choice in the Istrian real estate market.

FOR MORE INFORMATION, PLEASE CONTACT:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed Real Estate Agent

Summary

LOCATION	Barban	PROPERTY ID	3451
PRICE	299,000 €	TYPE	House
AREA	142 m²	GARDEN AREA	467 m²
YEAR BUILT	2015.	YEAR RENOVATED	2017.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	4
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	5
POOL	-	VIEW AT	Greenery and residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Very good, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes

USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Access road
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Phone line

View original listing