

## ISTRA, BARBAN - Prostrano imanje sa 16 spavaćih soba, dva bazena i teniskim terenom, Barban, Commercial property



### 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  
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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 - Prostrano imanje sa 16 spavaćih soba, dva bazena i teniskim terenom
Property for:	Sale
Office space type:	catering
Property area:	729 m <sup>2</sup>
Bedrooms:	24
Bathrooms:	14
Price:	1,880,000.00 €
Updated:	May 13, 2024

### Condition

Built:	2021
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### Location

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

### Permits

Ownership certificate:	yes
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### Description

Description:	ISTRIA, BARBAN - A spacious estate with 16 bedrooms, two swimming pools and a tennis court 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, covers an area of 100 km <sup>2</sup> . Apart from Barban, there are 31 other settlements in the beautiful greenery of Barbanština. A few minutes from
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the center of Barban, we are selling this beautiful property with an area of 8,550 m<sup>2</sup>, which contains as many as 16 bedrooms! It consists of two houses. Larger house - 645.33 m<sup>2</sup>: We start with the basement where there are two apartments. Small apartment A contains a kitchen, living room, bathroom and one bedroom. Large apartment B contains a kitchen, living room, two bathrooms and two bedrooms. In the basement there is also a decorated wine cellar. Then we have an area with a fireplace that is intended for preparing breakfast and a bathroom. As sugar at the end, the basement contains a beautiful indoor pool and sauna, two showers and a toilet. There we also have beautiful glass walls that can be opened. In the basement there is a laundry room for washing clothes, a boiler room, a storage area and a pool machine room. Then follows the ground floor with the reception and 3 apartments. Apartment C is spread over two floors. Downstairs there is a kitchen, living room, bathroom, balcony and one bedroom, while upstairs there are two more bedrooms and one bathroom. Apartment D has a kitchen, living room, bathroom, balcony and two bedrooms. Apartment E is the last apartment on the ground floor and, as the largest, has a separate entrance. It contains an entrance hall, storage room, toilet, bathroom, two bedrooms, one of which has its own bathroom. On the first floor we find 3 more apartments. Apartment F and apartment G contain a living room, kitchen, bathroom, balcony and one bedroom. Apartment H has a kitchen, living room, bathroom and two bedrooms. The house has a summer kitchen and dryer collectors for heating and cooling. On the large garden, we come across a smaller house with an area of 84.49 m<sup>2</sup>. The house has two apartments on the ground floor. Apartment I consists of a kitchen, a living room that can be used as a bedroom, a bathroom and a balcony. That apartment is a small studio apartment. Apartment J has a kitchen, living room, bedroom, bathroom and balcony. In the basement of the smaller house, we have two rooms that can be arranged according to the wishes of the future owner. In addition, there is a separate underground facility in the basement that has permission to build two more apartments above ground. In total, there are 10 apartments distributed in two houses on a large, beautiful property. The houses have aluminum joinery. There are canopies on the house that the future owner can arrange as he wishes. The canopies have a surface area of 64.49 m<sup>2</sup>. There is a large swimming pool with massage tubs and beaches on the beautifully landscaped grounds, with a total area of 99 m<sup>2</sup>. The entire area of the property is in the construction zone, so there is a possibility of building additional facilities. The houses also have their own tennis court to enjoy in the summer months. Next to the tennis court, there is an auxiliary facility with a generator that is connected to all facilities and supplies its own electricity in the event of a power outage. Each of the houses has its own septic tank. This beautiful large property is ideal for investment in tourist rental because of the large number of apartments that will bring maximum occupancy in the season. 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: 21070

## Additional contact info

Reference Number: 482373  
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