

## For Sale: Istria, Rakalj, villa with sea view, #sale

### Realestate details

Custom ID:	<b>K-708</b>
Location:	<b>Rakalj</b>
Area:	<b>230,00 m<sup>2</sup></b>
Area Outside:	<b>1 000,00 m<sup>2</sup></b>
Energy Class:	<b>A</b>
Bedroom Count:	<b>3</b>
Bathroom Count:	<b>3</b>
Year Built:	<b>2017</b>
Distance from the Sea:	<b>1 600 m</b>
Distance from the Town Center:	<b>700 m</b>
Parking Spaces:	<b>6</b>



Square meter price	<b>~ 6087 €/m<sup>2</sup></b>
Price	<b>1 400 000 € ~ 10 548 300 kn</b>
Agency fee (3.0 % + PDV)	<b>52 500 € ~ 395 561 kn</b>
Total Investment	<b>1 452 500 € ~ 10 943 861 kn</b>

### Real Estate Description

A fully furnished villa with a sea view is for sale, in a very quiet location in Raklje. It is spread over two floors, with a total living area of 230 m<sup>2</sup>. On the ground floor we find the living area, which consists of an "open-space" living room with access to a beautifully landscaped garden, a kitchen with a dining room, a pantry and a storage room. On the first floor, we find the night area, which consists of three bedrooms, each with its own bathroom and terrace, and an additional room that is currently used as a storage room. On the garden of 1000 m<sup>2</sup> there is an outdoor terrace and swimming pool, as well as an additional building with a kitchen, dining room and toilet. It is equipped with a central pellet heating system, solar panels for water heating and a combination of PVC and ALU carpentry. All rooms are air-conditioned. Parking spaces are provided in the private parking lot in front of the villa and in the garage that is connected to the interior living space. Considering the already successful and well-established rental business, this property offers an ideal opportunity as an investment for tourist purposes, but it also offers the possibility of a peaceful family life due to its quiet location and yet only a few minutes' drive from the beach and all the necessary amenities. \*\*Interested buyers can get the necessary information about the advertised property and view it with our agents only after signing the real estate brokerage contract.

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