

# Villa

Štokovci, Svetvinčenat, Istria



<b>Ref</b>	RE-U-31159
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Štokovci, Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	111 sqm

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<b>Plot size</b>	614 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 441 000

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## Štokovci, Svetvinčenat, Istria



New home in Štokovci, Svetvinčenat, with swimming pool.

The villa is currently under construction - it is designed as a detached residential building with a ground floor and an upper floor, auxiliary buildings - a swimming pool with pool technology, a septic tank, and 2 parking spaces.

The house is located at the end of the village in a cul-de-sac, on a plot of 614m<sup>2</sup>, with a net area of 111m<sup>2</sup>. It has access from a public road and is bordered by dry stone walls on three sides.

The ground floor of the house will include the following rooms: a living room, a dining area (with a ceiling height of 5m in the living room and dining area), an open-plan kitchen, a pantry, a bathroom, a hallway, and a bedroom. An internal staircase leads to the first floor, which will feature 2 bedrooms and a bathroom. The exterior paved terrace measures 23m<sup>2</sup>, and the pool is 28m<sup>2</sup>.

Nearby, there are local homes and holiday houses, making this future house ideal for those who want to enjoy the benefits of a peaceful Istrian village or for investors who can generate excellent income from renting out the holiday home.

The plot has electricity and water connections. A valid building permit has been issued for the house, and communal contributions have been paid.

The price for a finished turnkey house is listed in the advertisement. It is also possible to purchase the property in a "roh bau" (unfinished) phase, with the price depending on the level of completion.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
3973 €

Average price/m<sup>2</sup> of this type  
in this region:  
3604 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

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SZ PROČEL



JI PROČEL

