

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-19842
<b>Type</b>	Villa
<b>Region</b>	Istria › Rovinj
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	14000 m
<b>Floorspace</b>	240 sqm
<b>Plot size</b>	1127 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 675 000

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Three villas with building permits in Svetvinčenat - package sale is possible!  
Distance from the sea is 14 km, sea views are possible.  
Total area is 240 sq.m. Land plot is 1127 sq.m.

Each and every villa that perfectly blends tradition and modern living is divided into two levels: the ground floor and the first floor.

The ground floor consists of a kitchen with access to the terrace, a dining room, and a living room with access to a spacious covered porch, a bedroom, a bathroom, a guest toilet, and a garage.

The first floor features four bedrooms, two bathrooms, and two covered terraces.

In the well-maintained and fully fenced yard, there is a pool with a sunbathing area.

This property is an ideal opportunity for a peaceful family life as well as an investment for tourist rental purposes.

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>:  
2813 €

Average price/m<sup>2</sup> of this type  
in this region:  
3532 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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