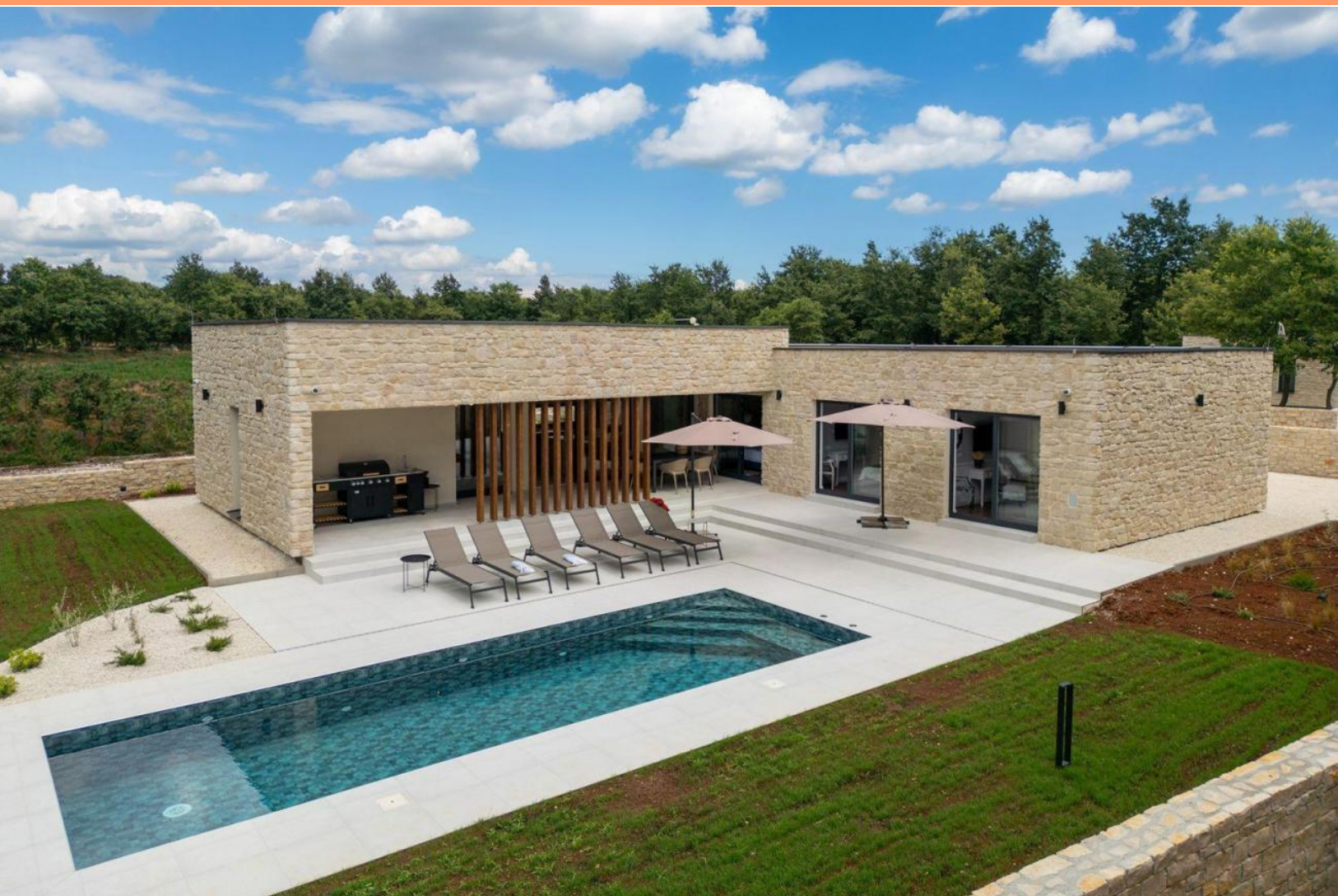


Villa

Svetvinčenat, Istria



Ref	RE-U-31847
Type	Villa
Region	Istria › Rovinj
Location	Svetvinčenat
Front line	No
Sea view	No
Floorspace	147 sqm
Plot size	860 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 685 000

Villa

Svetvinčenat, Istria



This exceptional single-family design villa is located in the desirable Svetvinčent area of the Istrian peninsula, within a new private complex of seven villas.

Surrounded by serene nature, including olive groves and vineyards, the house offers a peaceful retreat while remaining close to essential amenities.

Spanning 147.60 m², the villa features an open-concept living space that includes a modern kitchen with an island, a dining area, and a cozy living room, all bathed in natural light from large sliding glass doors. The private section comprises three comfortable bedrooms, one with an en-suite bathroom, while the other two share a bathroom. Each bedroom opens to the garden and swimming pool area.

Set on an 860 m² land plot, the villa's courtyard boasts a 9m x 3m swimming pool, a sunbathing area, and a covered terrace with a summer kitchen—ideal for entertaining. Mediterranean landscaping adds to the charm and privacy, enhanced by an automatic irrigation system.

The villa comes equipped with high-quality features, including air conditioning, underfloor heating, and premium furnishings designed for comfort and luxury. Construction is set to complete by late 2024, offering a rare investment opportunity in a tranquil setting.

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.

Villa

Svetvinčenat, Istria



Price per m²:
4660 €

Average price/m² of this type
in this region:
3532 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

Villa

Svetvinčenat, Istria



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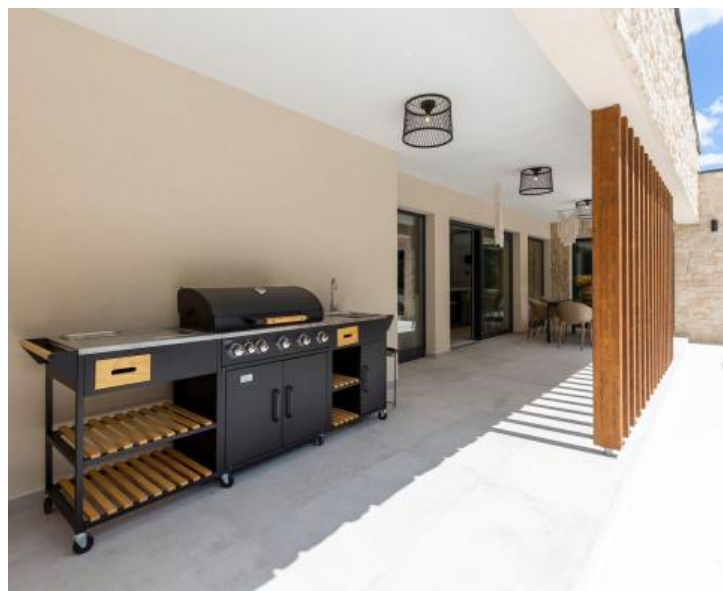
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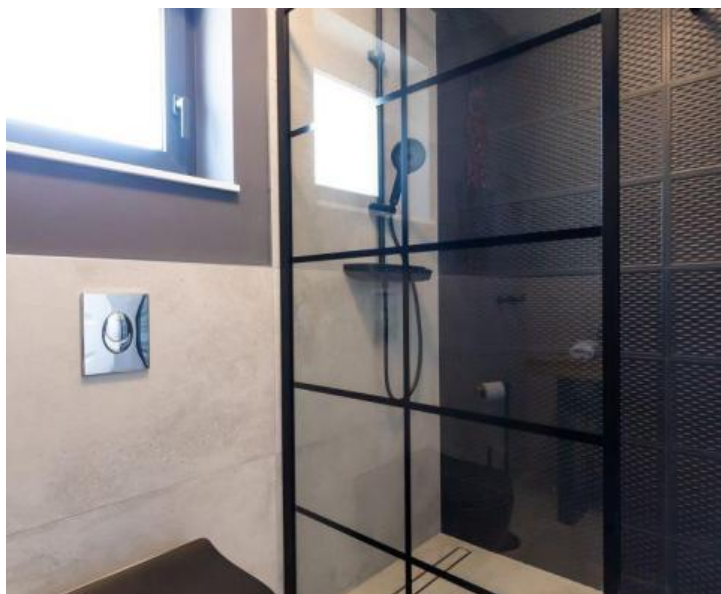
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VILA 1

