

Villa

Štokovci, Svetvinčenat, Istria



Ref	RE-U-32301
Type	Villa
Region	Istria > Rovinj
Location	Štokovci, Svetvinčenat
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	248 sqm
Plot size	1528 sqm

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No. of bedrooms	3
No. of bathrooms	4
Price	€ 640 000

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Beautiful ground floor villa in Stokovci with swimming pool, large yard and playroom, cca. 15 km from the sea! Total surface is 248 sq.m. Land plot is 1528 sq.m.

The villa features 3 large bedrooms, an open-concept kitchen, living room, and dining area, a hallway, a dressing room, two spacious terraces, 3 storage rooms, a playroom, 4 bathrooms, and an additional toilet, totaling 248 m² of living space. Each bedroom has its own bathroom. The terraces are spacious, covered, and sunny, with access to a garden of 1528 sq.m.. The property includes 6 parking spaces.

Situated in an excellent location on the edge of a quiet village in the heart of Istria, the house is only 15 km from the beautiful beaches of the west coast of the Istrian peninsula, making it perfect for family life or tourist rentals. It is also 20 km from the cities of Pula and Rovinj.

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 m²:
2581 €

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 €

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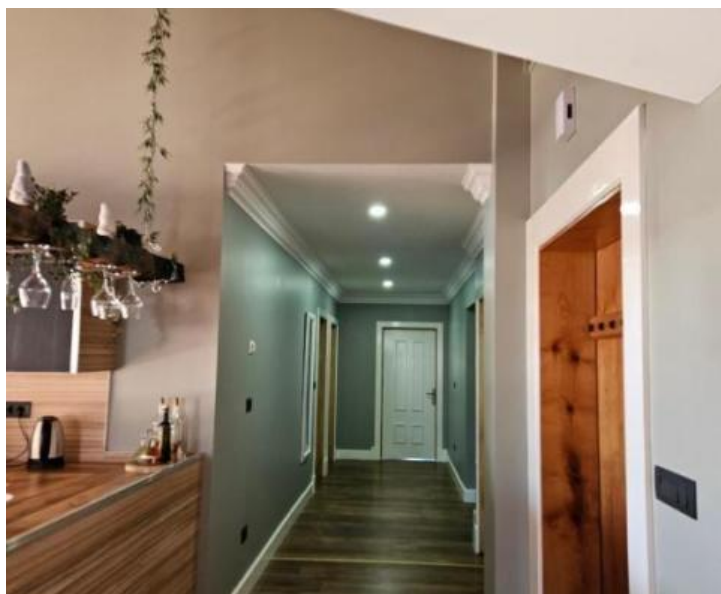
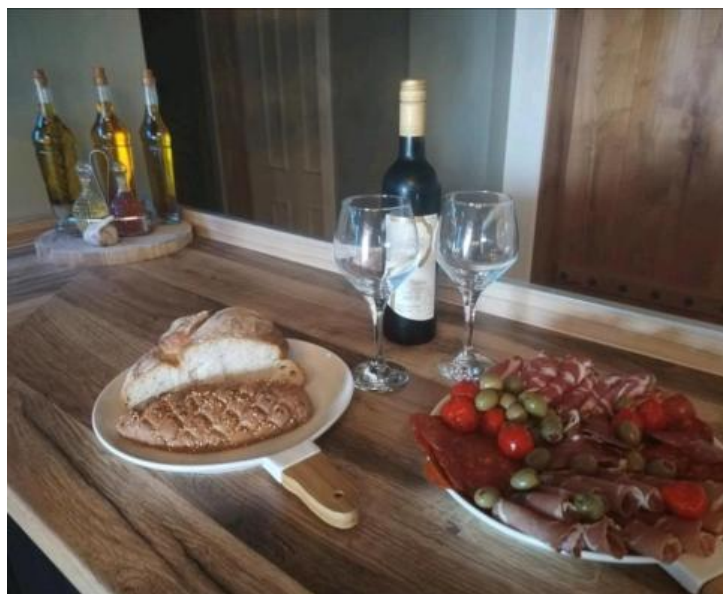
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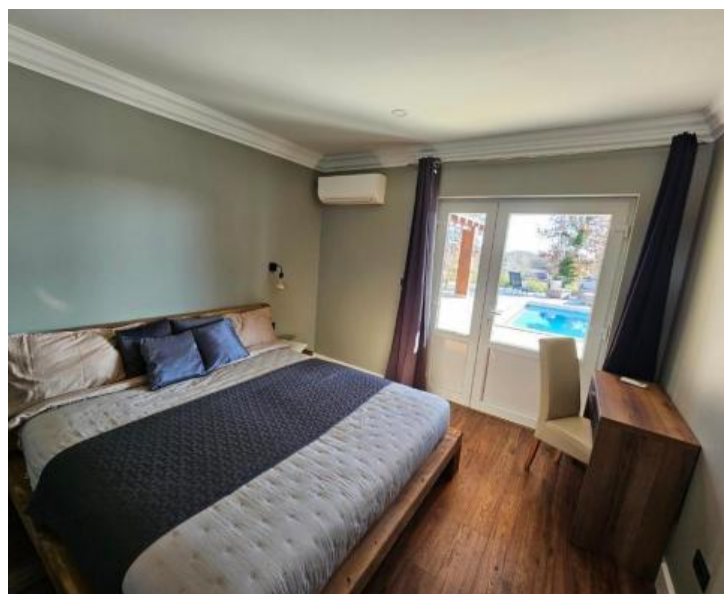
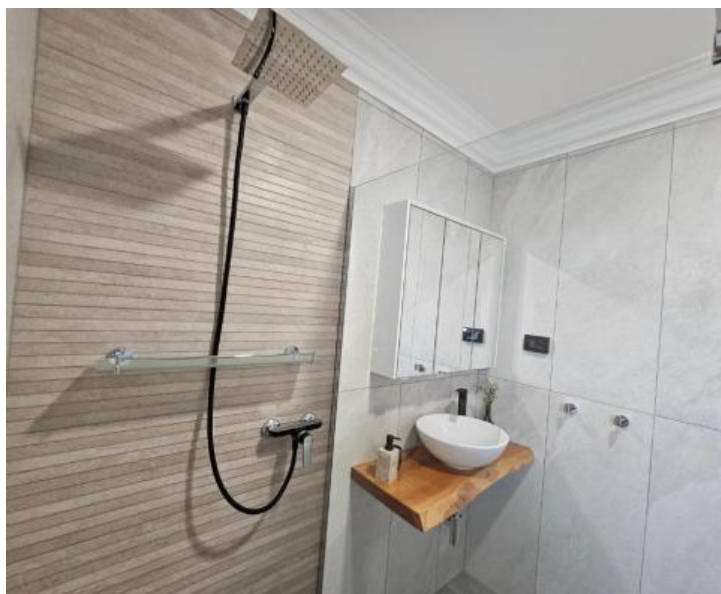
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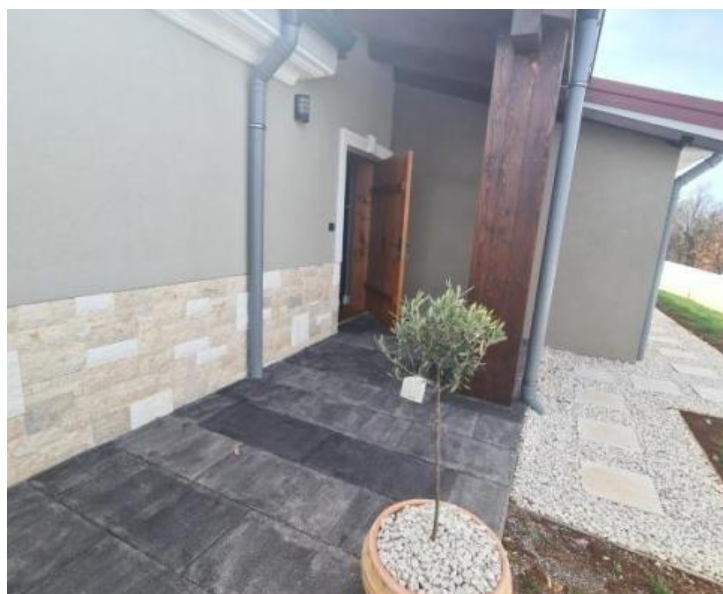
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PRIZEMJE	POVRŠINA m ²	KOEFICIJENT REDUKCIJE	OBRAČUN POV. /m ²
ULAZNI TRUJEM	3.24	0.50	1.62
ULAZ	9.39	1	9.39
KUHINJA, BORAVAK, BLAGOVANJE	54.31	1	54.31
SPREMIŠTE 01	5.70	1	5.70
GARDEROBA	2.19	1	2.19
SPREMIŠTE 02	2.31	1	2.31
WC	3.26	1	3.26
PREDPROSTOR	3.80	1	3.80
SPAVAONA 01	16.21	1	16.21
KUPAONA 01	4.60	1	4.60
SPAVAONA 02	20.70	1	20.70
KUPAONA 02	5.04	1	5.04
SPAVAONA 03	15.99	1	15.99
KUPAONA 03	5.00	1	5.00
TERACA 01	10.89	0.50	5.45
TERACA 02	108.10	0.50	54.05
SPREMIŠTE 03	8.91	1	8.91
IGRAONICA	26.81	1	26.81