

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-32424
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	16000 m
<b>Floorspace</b>	332 sqm
<b>Plot size</b>	1879 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 350 000

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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Bright Mediterranean villa surrounded by greenery in Svetvincenat with panoramic views!  
Total area is 332 sq.m. Land plot is 1879 sq.m.

The Mediterranean villa, with its timeless charm and architecture, features a partial stone façade that blends seamlessly with the surrounding settlement and landscape. Designed for longevity and quality living, this home offers a harmonious balance of elegance, luxury, functionality, and comfort across two floors.

The ground floor boasts an open-concept layout that integrates the kitchen, dining, and living areas, leading to a covered terrace with a summer kitchen. This level also includes two bedrooms with en-suite bathrooms, a guest toilet, and a utility room with storage space.

The first floor houses three additional bedrooms, each with its own bathroom. One of these bedrooms opens onto a terrace with a pergola and a massage tub.

The expansive garden, lush with Mediterranean plants, is enhanced by additional amenities like a 48 m<sup>2</sup> auxiliary building and a heated swimming pool of the same size, complete with a sunbathing area. The property's excellent location and thoughtful design make it ideal for comfortable family living or as an investment opportunity in the tourist rental market.

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>:  
4066 €

Average price/m<sup>2</sup> of this type  
in this region:  
3538 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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