

Villa

Svetvinčenat, Istria



Ref	RE-U-32423
Type	Villa
Region	Istria > Pula
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	16000 m
Floorspace	300 sqm
Plot size	1909 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 210 000

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Impressive villa surrounded by greenery in Svetvincenat.
Total surface is 300 sq.m. Land plot is 1909 sq.m.

The Mediterranean villa, exuding timeless charm and architecture, features a partial stone façade that blends harmoniously with the local surroundings in both shape and color. Built with quality craftsmanship, this home promises long-lasting satisfaction and a high standard of living.

Designed as a single residential unit, it offers elegance, luxury, functionality, and comfort across two floors.

The ground floor showcases an open-concept design, merging the kitchen, dining, and living areas, which open onto a covered terrace equipped with a summer kitchen. This level also includes two bedrooms with en-suite bathrooms, a guest toilet, and a utility room with storage.

On the first floor, there are three more bedrooms, each with its own bathroom, and one of these bedrooms has access to a terrace with a pergola.

The expansive garden, lush with Mediterranean vegetation, enhances the property's appeal, along with amenities such as a 48 m² heated swimming pool with a sunbathing area, a massage tub, and a volleyball court.

The property's excellent location and well-thought-out interior and exterior design make it ideal for comfortable family living or as an investment 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 m²:
4033 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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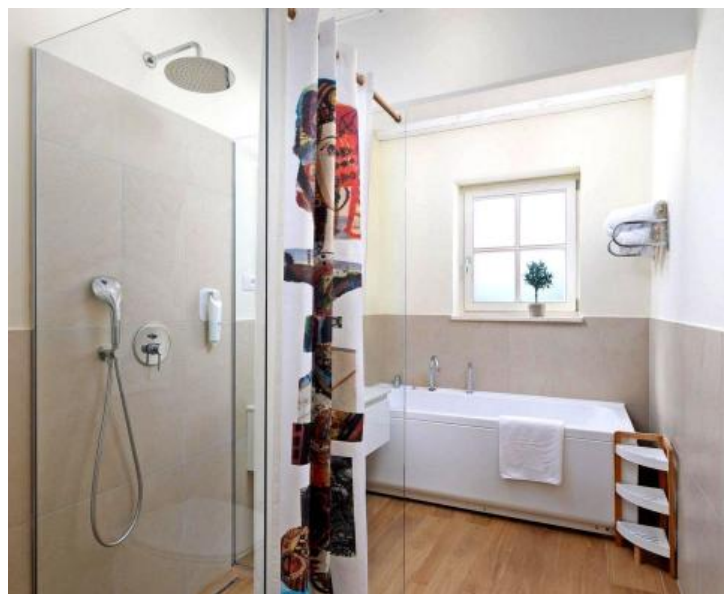
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