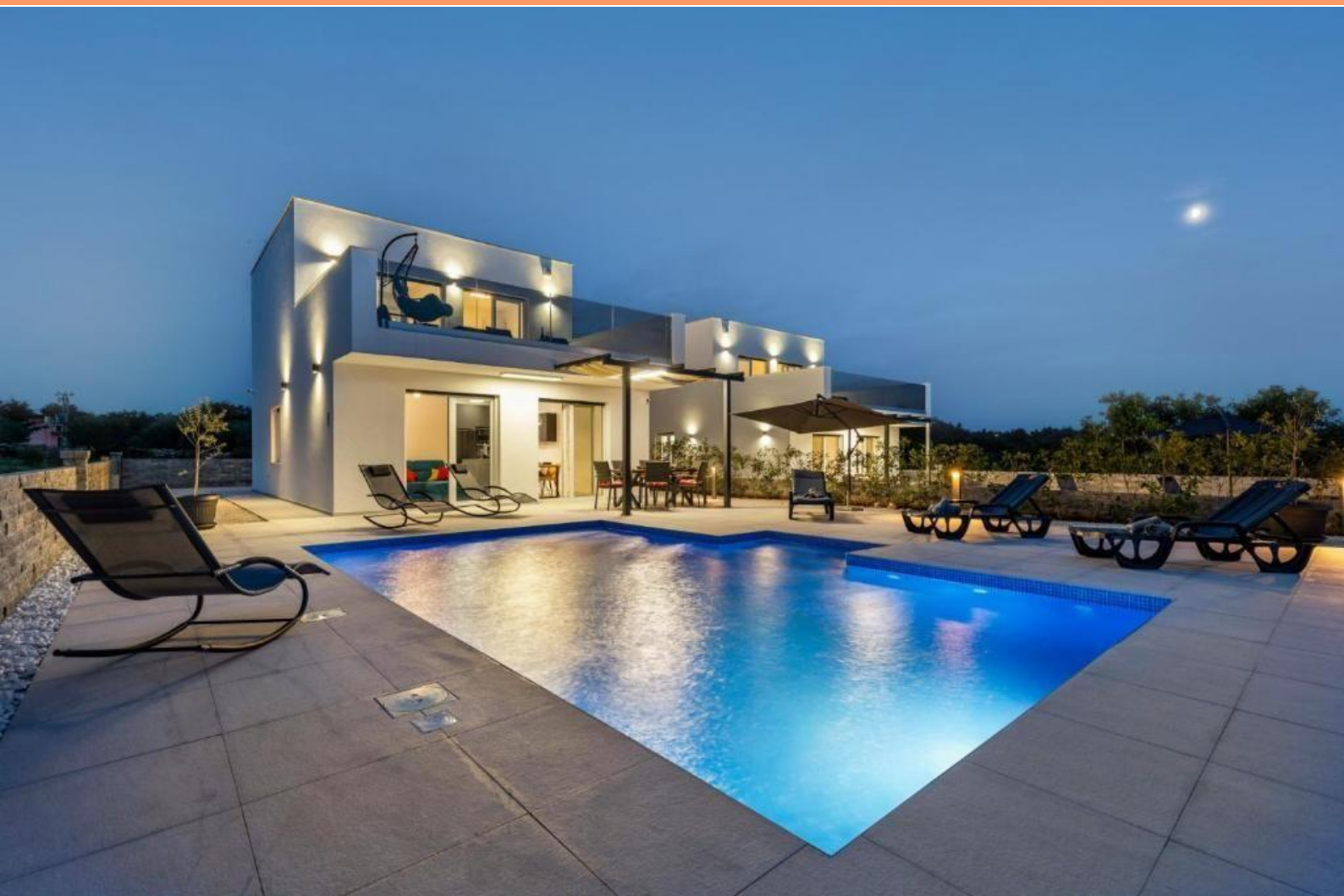


Villa

Svetvinčenat, Istria



Ref	RE-U-33157
Type	Villa
Region	Istria > Rovinj
Location	Svetvinčenat
Front line	No
Sea view	No
Floorspace	132 sqm
Plot size	999 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 550 000

Villa

Svetvinčenat, Istria



The Renaissance town of Svetvinčenat is one of Istria's gems, known for its rich tourist offerings and numerous events held in its remarkably attractive historical settings. The town, also known as Savičenta, is graced by the Renaissance square, Placa, and the Morosini-Grimani Castle, the town's symbol and one of the most important Venetian fortifications in Istria during that era. This unique town, with its deep-rooted traditions, draws countless visitors each year through its diverse and engaging events, including the Medieval Festival, the Cheese Festival, and the Dance and Non-Verbal Theater Festival.

In this enchanting town lies a newly built modern villa with a swimming pool, offering 132 m² of living space across two floors. The ground floor features a kitchen, a living room, one bedroom, a toilet, a storage room, and an engine room. Internal stairs lead to the first floor, where there are two additional bedrooms, each with its own bathroom, and a large, spacious balcony overlooking the surrounding greenery. The villa is fully equipped with underfloor heating, a heat pump, and touch-display thermostats, allowing for modern, mobile-controlled technology.

The beautifully landscaped garden spans 999 m² and includes a swimming pool with a sun deck, as well as 40-year-old olive trees. The fenced yard offers enhanced privacy. This stunning modern home is truly a noteworthy property, offering its future owners the potential for excellent rental income.

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:
4167 €

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:
4347 €

Median price/m² of this type
in Croatia:
3857 €

Villa

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