

Villa

Svetvinčenat, Istria



Ref	RE-U-34559
Type	Villa
Region	Istria > Rovinj
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	16000 m
Floorspace	190 sqm
Plot size	1036 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 469 000

Nestled in the pristine natural surroundings near Svetvinčenat, this inviting 190 m² "turnkey" villa offers the perfect blend of privacy, comfort, and functionality—an ideal choice for a family home or a relaxing nature retreat.

Property Layout and Features:

The villa of 190 sq.m. spans two floors:

- **Ground Floor:** A spacious, open-concept layout features a cozy living room with a fireplace, seamlessly connected to the kitchen and dining area, creating a welcoming space for gathering and relaxation. This floor also includes a laundry room and a guest toilet for added convenience.
- **Upper Floor:** Accessible via the main entrance, the upper floor hosts three bedrooms, each with its own private bathroom, ensuring comfort and privacy for each family member.

Outdoor Amenities:

The beautifully landscaped garden of 1036 sq.m. includes a covered summer kitchen with a grill, perfect for enjoying outdoor meals. A highlight of the property is the swimming pool, ideal for refreshing moments in the summer months. For added convenience, an outdoor toilet is available, making it easy to accommodate guests or support outdoor activities. An engine room is also located on the grounds, ensuring effortless property maintenance.

Additional Land Opportunity:

There is an option to purchase additional construction and agricultural land planted with olive trees, enhancing the property's potential for expansion or agricultural pursuits.

This property is an excellent investment, suitable for tourist rentals or as a serene family home.

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:
2468 €

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 €

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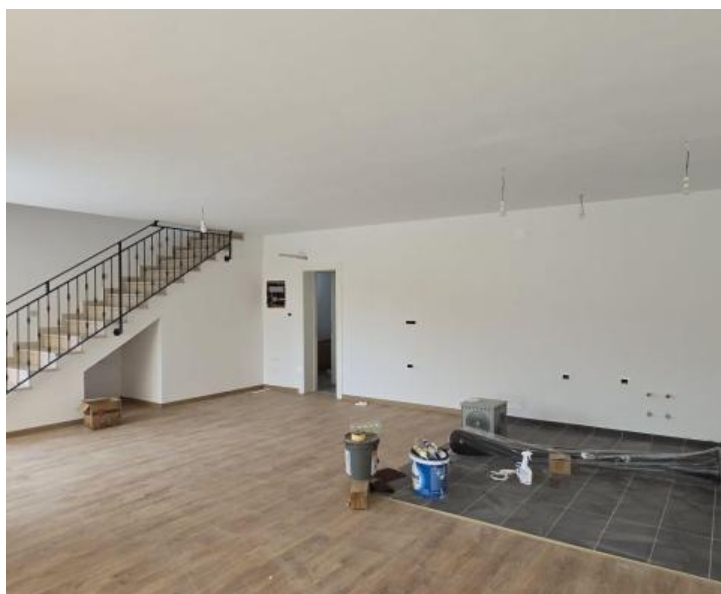
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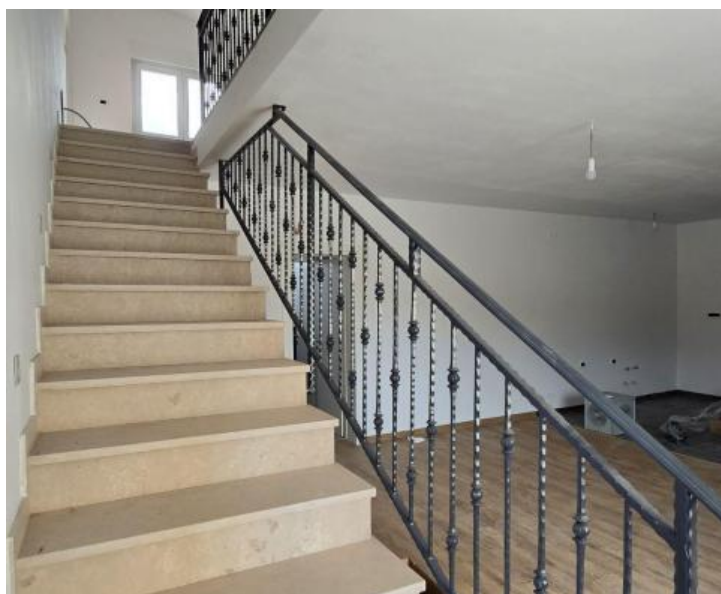
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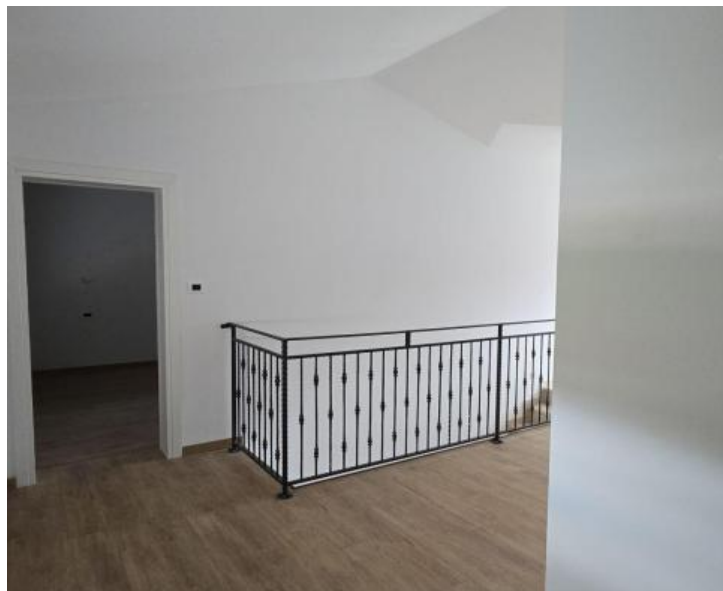
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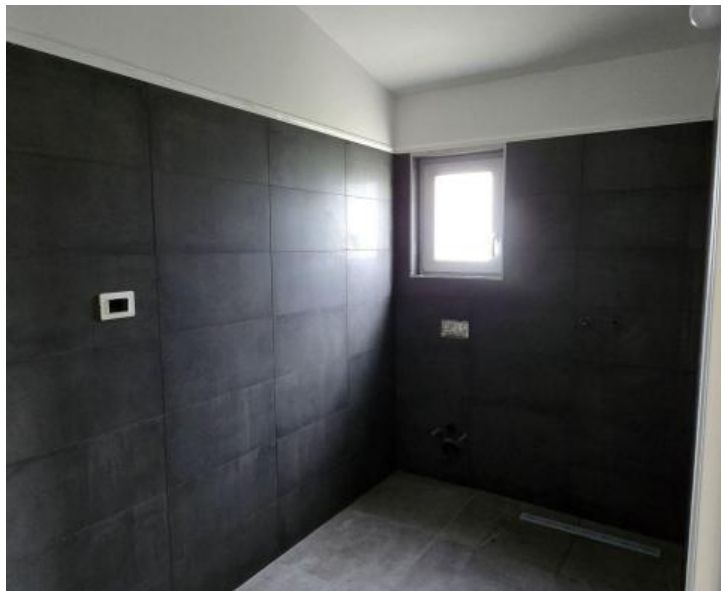
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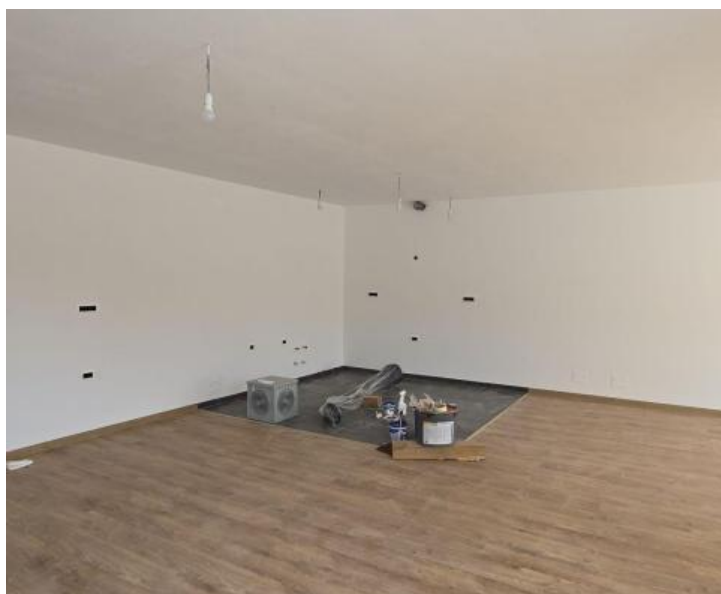
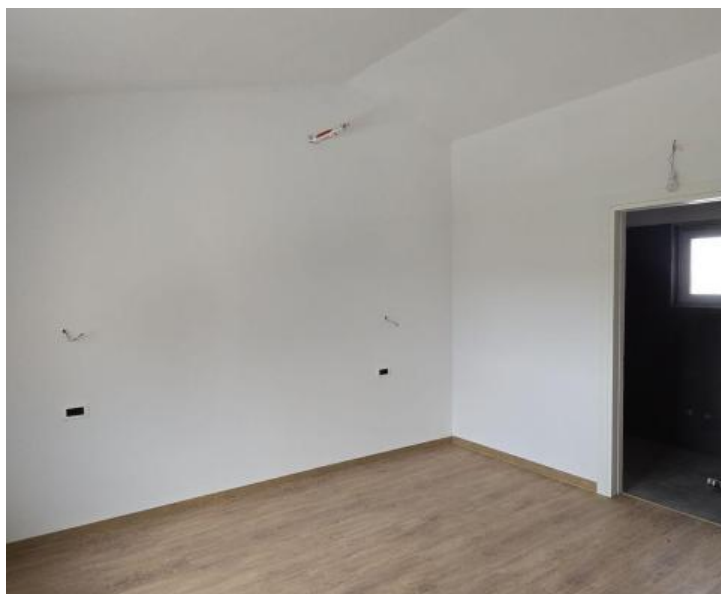
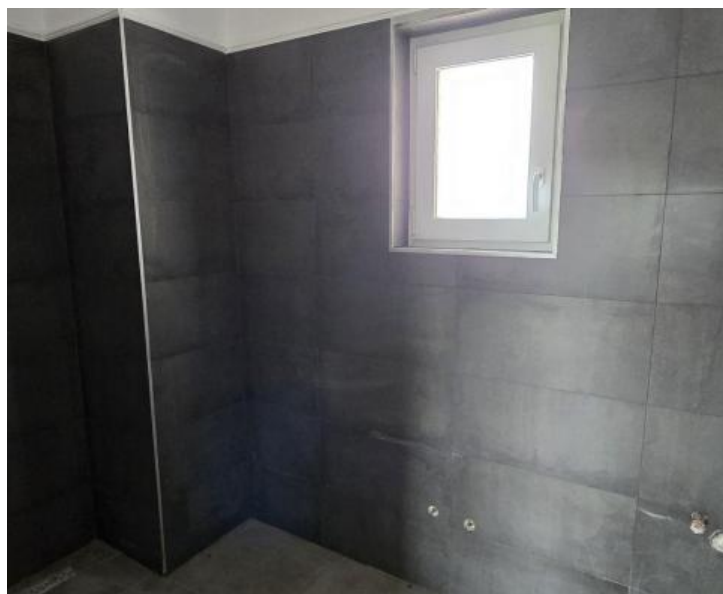
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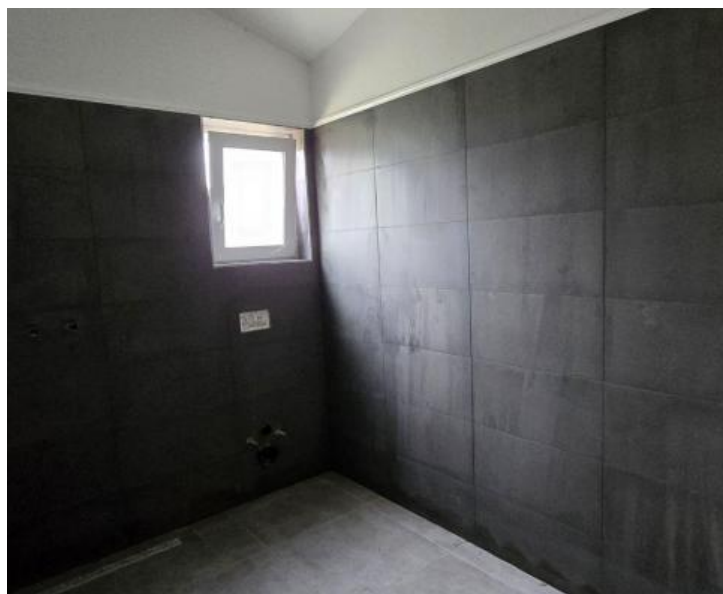
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