

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-36529
<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>	200 sqm
<b>Plot size</b>	767 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 720 000

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New modern villa in Svetvinčenat, 16 km from the sea.

In the vicinity of the small town of Svetvinčent, a modern new building of 200 sq.m. with a swimming pool is for sale.

It is located on a land plot of 767 sq.m. in a gentle settlement whose location offers an authentic experience of a small Istrian town, intimacy and relief from all the hectic effort and noise and at the same time close enough to the dynamic cities of Istria with a range of amenities. Svetvinčent had recently become an enclave of exquisite modern villas, so prestigious surrounding is guaranteed.

In addition to the location that provides complete relaxation and comfort, the property is characterized by the quality of construction, which guarantees long-term satisfaction and quality of housing and life. With its architecture, the house does not disturb the environment but creates a synergy of natural surroundings and modern design.

This new modern villa is defined as one residential unit whose area is distributed over two floors; ground floor and floor.

The ground floor consists of a living room, a dining room, a kitchen with access to a pergola-covered terrace containing a summer kitchen, a guest toilet and a technical room.

The first floor consists of hallway, four bedrooms with private bathrooms and a terrace.

The garden is landscaped and horticulturally landscaped and fenced, and complete harmony is provided by a heated swimming pool with a sunbathing area.

The location in close vicinity to famous Rovinj town, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

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>:  
3600 €

Average price/m<sup>2</sup> of this type  
in this region:  
3532 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €



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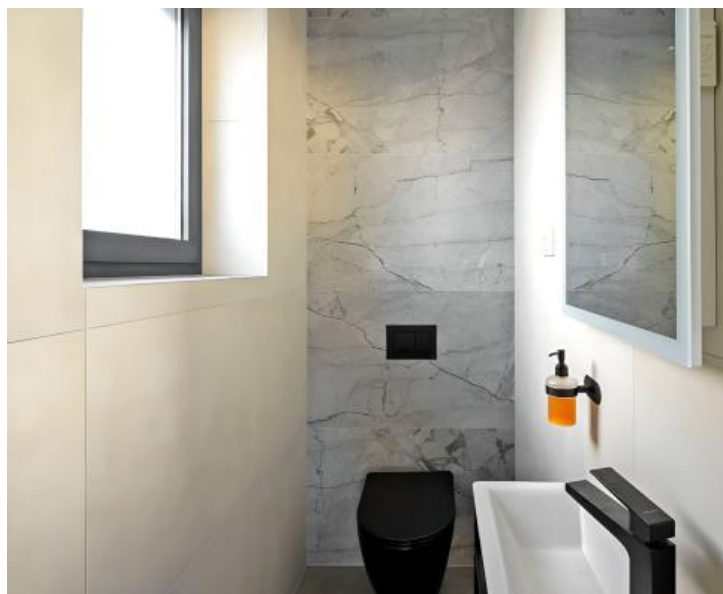
## Svetvinčenat, Istria





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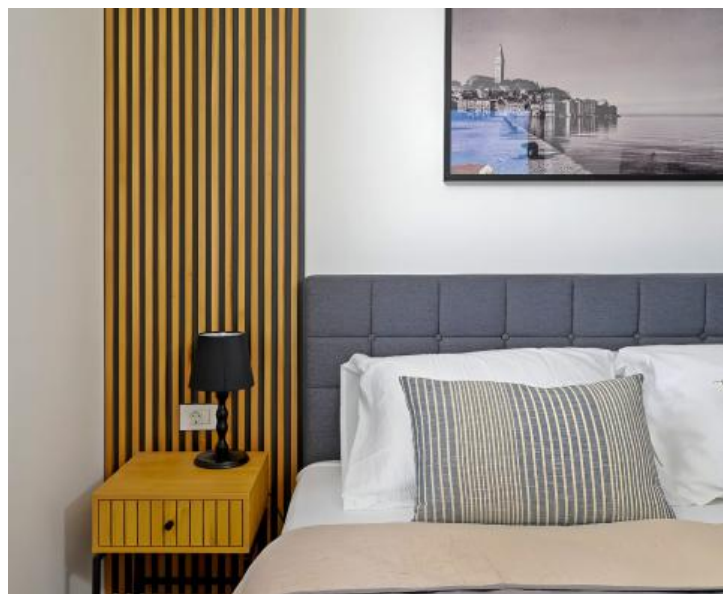
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