

Villa

Svetvinčenat, Istria



Ref	RE-U-37119
Type	Villa
Region	Istria > Pula
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	17000 m
Floorspace	240 sqm
Plot size	1524 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	Price upon request

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Like something out of a fairy tale, the charming Renaissance town of Svetvinčenat sits atop a rocky plateau surrounded by forests, pastures, and vineyards. Located 310 meters above sea level in southern central Istria, the town is home to one of the country's most beautiful Renaissance squares and the oldest, best-preserved medieval castle in Istria.

The Municipality of Svetvinčenat, known for its stunning natural landscapes, rich historical and cultural heritage, artistic events, and thriving wine and culinary tourism, consists of 22 settlements. Just outside the town, in a peaceful village, a comfortable house with a swimming pool is now for sale. This location offers the authentic charm of a small Istrian town, providing privacy and tranquility while remaining close to Istria's vibrant towns and their many attractions.

Beyond its idyllic setting, the property of 240 sq.m. on 1524 sq.m. of territory stands out for its high-quality construction, ensuring long-term comfort and satisfaction.

Designed in a timeless Mediterranean style, the house harmonizes with its surroundings in both form and color. It spans two floors and features a spacious living room, dining area, kitchen, four bedrooms, three bathrooms, a guest toilet, and a storage room.

The lush garden is filled with Mediterranean greenery, herbs, and plants, creating a serene atmosphere. A swimming pool with a sun deck and a covered summer kitchen completes the outdoor space, offering the perfect setting for relaxation and entertainment.

With its prime location, thoughtful design, and modern comforts, this property is an ideal choice for a peaceful family home or a lucrative 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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Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

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

Median price/m² of this type
in Croatia:
3846 €

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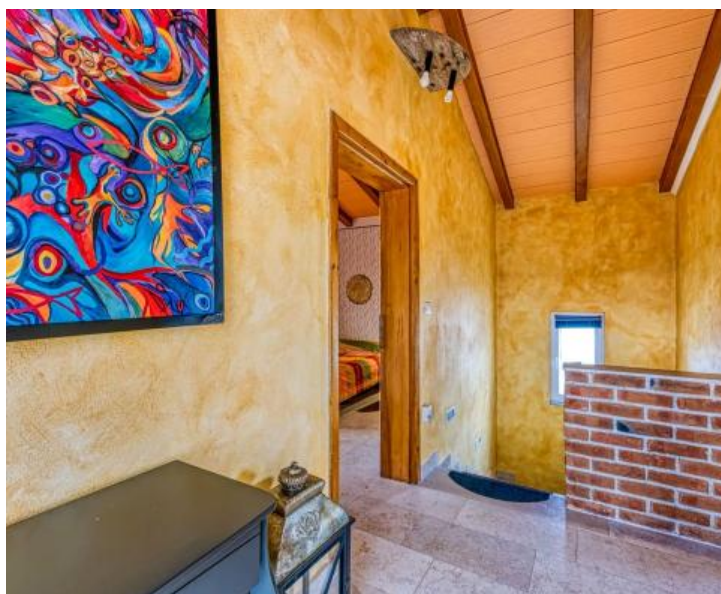
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