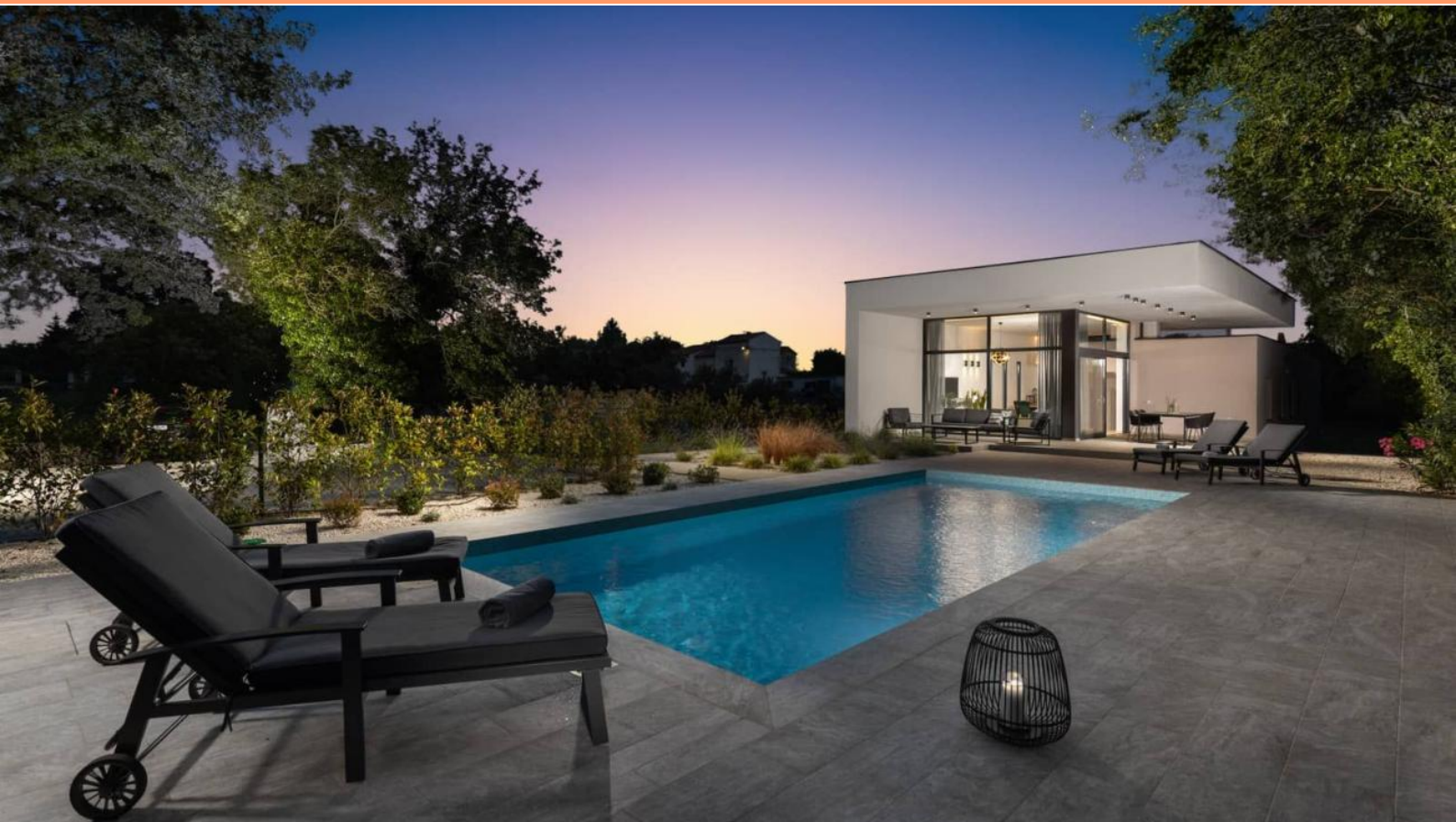


# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-38168
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	23000 m
<b>Floorspace</b>	110 sqm
<b>Plot size</b>	1481 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 525 000

# Villa

## Svetvinčenat, Istria



This modern villa in Svetvinčenat has a net usable area of 110 m<sup>2</sup> and sits on a beautiful 1481 m<sup>2</sup> garden. It features an entrance hall, storage room, guest toilet, two bedrooms with private bathrooms and balcony access, a kitchen, and a spacious open-concept living and dining area with direct access to a covered terrace and a heated swimming pool.

All rooms are air-conditioned, with heating and cooling provided by air conditioners and electric underfloor heating throughout, except in the bedrooms. A fireplace in the living room adds warmth and charm. The villa is fully furnished and equipped, offering comfort and privacy in a peaceful, secluded location just minutes from the center of Svetvinčenat.

The outdoor space includes a heated 30.7 m<sup>2</sup> swimming pool, a covered terrace with a dining table and grill, and parking for up to four vehicles. Pool heating is controlled via a mobile app for convenience.

Perfect as a family home or a rental investment, the villa has high-quality furnishings, excellent occupancy rates, and strong rental potential. Despite its secluded setting, shops, restaurants, schools, and other amenities are just minutes away. Beautiful beaches with crystal-clear waters, beach bars, and various activities are a short 20-minute drive.

With clear ownership, all necessary documentation, and no financial encumbrances, this villa is an ideal choice for those seeking a tranquil Mediterranean retreat or a profitable rental investment.

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 m<sup>2</sup>:  
4773 €

Average price/m<sup>2</sup> of this type  
in this region:  
3596 €

Median price/m<sup>2</sup> of this type  
in this region:  
3550 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €



# Villa

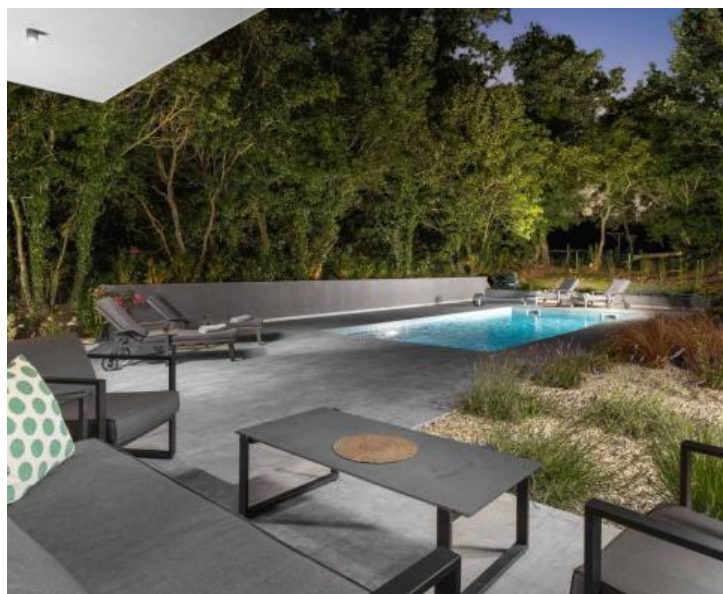
## Svetvinčenat, Istria





# Villa

## Svetvinčenat, Istria



# Villa

## Svetvinčenat, Istria





# Villa

## Svetvinčenat, Istria



# Villa

## Svetvinčenat, Istria

