

Villa

Svetvinčenat, Istria



Ref	RE-U-38321
Type	Villa
Region	Istria > Pula
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	18000 m
Floorspace	190 sqm
Plot size	836 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 499 000

Villa

Svetvinčenat, Istria



In a peaceful natural setting near Svetvinčenat, 18 km from the sea, a spacious villa with a swimming pool is for sale.

Situated on a fenced plot of 836 m², this property offers privacy and a relaxing atmosphere, making it ideal for family life or as an investment in tourism.

The house has a total living area of 189.87 m², spread over the ground and first floors. It features three spacious bedrooms, each with its own en-suite bathroom, ensuring maximum comfort and functionality for future owners. Additionally, there is a guest toilet, adding to the convenience of daily living.

For year-round comfort, underfloor heating will be installed throughout the house, while each room and the living area will be cooled with air conditioning units.

A standout feature of this property is the 28 m² saltwater swimming pool, providing the perfect space for relaxation during warm summer days.

Currently under construction, the house offers buyers the opportunity to participate in the final finishing touches and customize the space to their preferences. This is a great opportunity for those looking to personalize their future home by selecting finishes and materials according to their own taste.

Located just a short drive from Svetvinčenat, one of Istria's most charming towns, the property combines tranquility and privacy with easy access to all essential amenities. Svetvinčenat is known for its rich history, summer festivals, and cultural events that attract visitors from across the region. Its ongoing growth and development make this location an excellent investment for the future.

For those seeking a home that offers space, comfort, and the flexibility to adapt to personal preferences, this house is the perfect choice.

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:
2626 €

Average price/m² of this type
in this region:
3604 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

Villa

Svetvinčenat, Istria



Villa

Svetvinčenat, Istria



Villa

Svetvinčenat, Istria



Villa

Svetvinčenat, Istria

