

Villa

Sveti Lovreč, Istria



Ref	RE-U-38869
Type	Villa
Region	Istria > Porec
Location	Sveti Lovreč
Front line	No
Sea view	No
Distance to sea	14000 m
Floorspace	250 sqm
Plot size	1364 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 880 000

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Impressive Mediterranean stone villa in Sveti Lovrec area, in close vicinity of Porec, 14 km from the sea.

The villa of 250 sq.m., built in 2014, completely clad in stone, is a perfect blend of traditional and modern and is designed as one residential unit that extends over two tastefully decorated and well-equipped floors. The ground floor of the house consists of an open-concept space that unites the kitchen, dining room and living room with access to a covered terrace that contains an open fireplace, bedrooms with private bathrooms, a guest toilet and a storage room.

The first floor consists of two bedrooms with private bathrooms and a covered terrace that offers a panoramic view of the surroundings.

The yard of 1364 sq.m. is ambientally and horticulturally decorated and fenced and contains a swimming pool with a sunbathing area.

The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business.

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:
3520 €

Average price/m² of this type
in this region:
3911 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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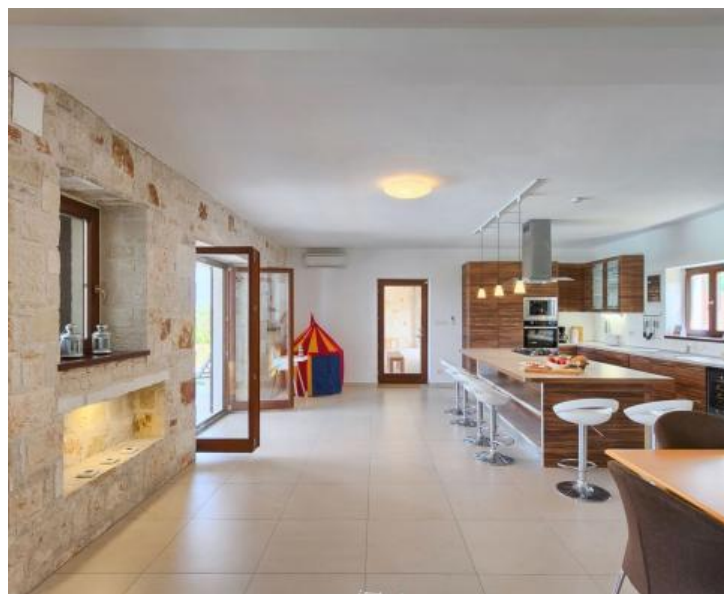
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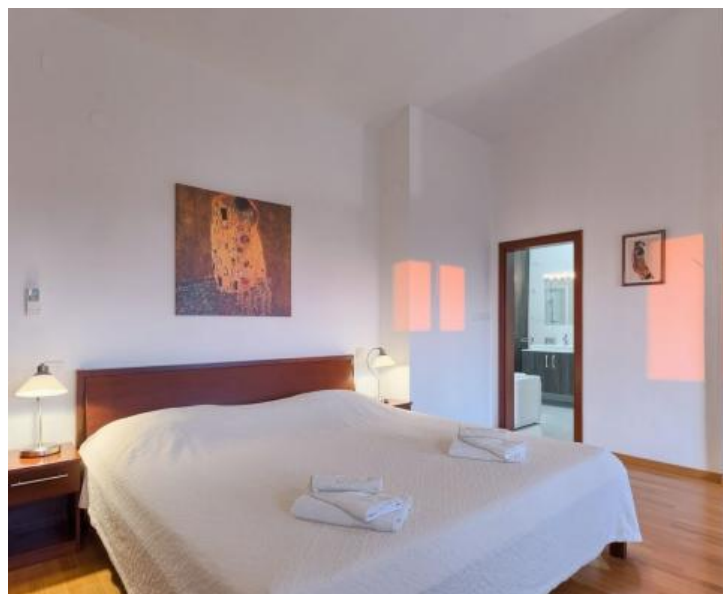
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