

Villa

Sveti Lovrec, Istria



Ref	RE-AB-3Villas
Type	Villa
Region	Istria > Porec
Location	Sveti Lovrec
Front line	No
Sea view	No
Distance to sea	19000 m
Floorspace	891 sqm
Plot size	4294 sqm
Price	€ 1 956 000

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Bulk sale of three luxury villas in Sveti-Lovrec-Tinjan area cca. 19 km from the sea!

Villa 1. Area of villa - 318 sq.m. Land plot - 1343 sq.m. Price - 637 000 eur. VAT - 159 250 eur. TOTAL price - 796 250 eur.

Villa 2. Area of villa - 323 sq.m. Land plot - 1424 sq.m. Price - 655 000 eur. VAT - 163 750 eur. TOTAL price - 818 750 eur.

Villa 3. Area of villa - 250 sq.m. Land plot - 1527 sq.m. Price - 664 000 eur. VAT - 166 000 eur. TOTAL price- 830 000 eur.

Grand total - price- 1 956 000 eur. VAT - 489 000 eur. TOTAL for the whole complex with VAT included- 2 445 000 eur.

Purchase with commercial purposes recommended with VAT return.

Alternatively share deal can be considered.

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:
2195 €

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:
3867 €

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