

Villa

Svetvinčenat, Istria



| | |
|-------------------------|-----------------|
| Ref | RE-U-12487 |
| Type | Villa |
| Region | Istria > Rovinj |
| Location | Svetvinčenat |
| Front line | No |
| Sea view | No |
| Distance to sea | 15000 m |
| Floorspace | 300 sqm |
| Plot size | 27283 sqm |
| No. of bedrooms | 5 |
| No. of bathrooms | 5 |
| Price | € 480 000 |

Fantastic estate in Svetvincenat on 27.283m² of land!

It is a property for which a location permit and a preliminary design for the construction of 300 m² of residential buildings and 700 m² of farm buildings were obtained.

The construction of these facilities is also underway.

The already built building has an area of 70 m².

And in accordance with the project, the main house is actually a villa with a swimming pool.

Additionally a farm building will be built, as well as various additional facilities.

This estate is ideal for farming or eco-tourism, it is located in a quiet neighborhood and is surrounded by beautiful unspoilt nature in solitude.

Distance from other houses is cca. 200 meters and more.

The access is from the asphalt road, and the connection for infrastructure, electricity and water is located at a distance of 100 m.

The whole area is completely fenced with a wire fence.

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:
1600 €

Average price/m² of this type
in this region:
3529 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4343 €

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

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