

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-12610
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	18000 m
<b>Floorspace</b>	360 sqm
<b>Plot size</b>	2000 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 900 000

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Villa in Istria hinterland, in the area of Svetvincenat!

Romantic meadows cca. 15 km from Rovinj or Pula are perfect place for digital detox.

You will forget the fuss of the big city, high electricity bills, traffic jams, metro gloomy faces...

These two single-storey villas will bring you home to yourself.

Total area is 360 sq.m. Spacious land of 2000 sq.m. if making villa pretty much isolated.

Villas were built in 2017.

Each consists of three bedrooms, each with its own bathroom, living room and kitchen with dining area. From the dining room and living room you enter the spacious outdoor covered terrace with a built-in fireplace.

Perfect for two friends, two brothers...

In the garden is a large swimming pool and jacuzzi.

The garden of the property is completely fenced with natural greenery that gives it an extra home flair, but at the same time it is suitable for keeping pets and carefree play of children.

Ideal real estate for renting to the tourists tired of big cities.

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 m<sup>2</sup>:  
2500 €

Average price/m<sup>2</sup> of this type  
in this region:  
3532 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

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

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

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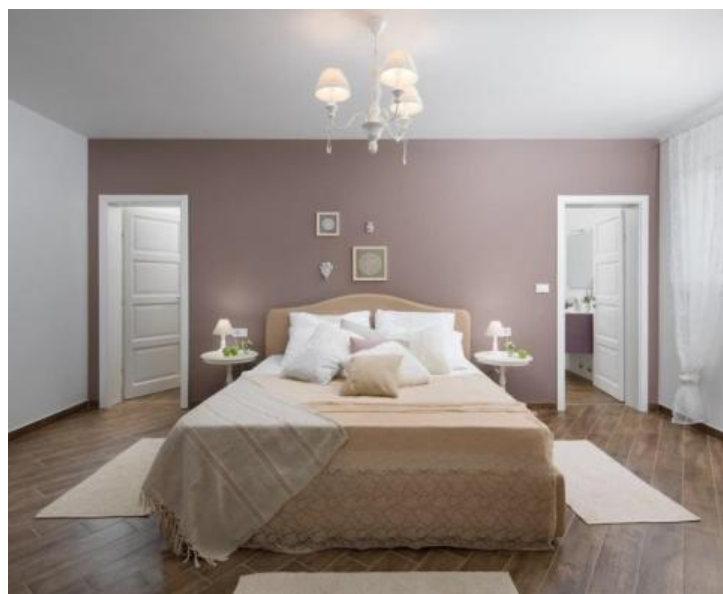
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