

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-12179
<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>	180 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 570 000

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Svetvinčenat, Istria



Villa of perfect minimalist design and super-functional interior in Svetvincenat area!

Total surface is 180 sq.m. Territory is 1000 sq.m.

Villa was built in 2017 and now it is fully equipped, finished and operational. It takes several years to make villa perfectly work, all mechanisms of the buildings became operational.

Villa 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.

There are extras like sauna, outdoor terrace with dining space and BBQ.

Extraordinary shape of the villa makes it highly comfortable.

On the outside territory there 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.

Note: there are two similar villas nearby. Package sale is possible.

It can be ideal for the two friends or brothers.

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 m<sup>2</sup>:  
3167 €

Average price/m<sup>2</sup> of this type  
in this region:  
3527 €

Median price/m<sup>2</sup> of this type  
in this region:  
3325 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

# Villa

## Svetvinčenat, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



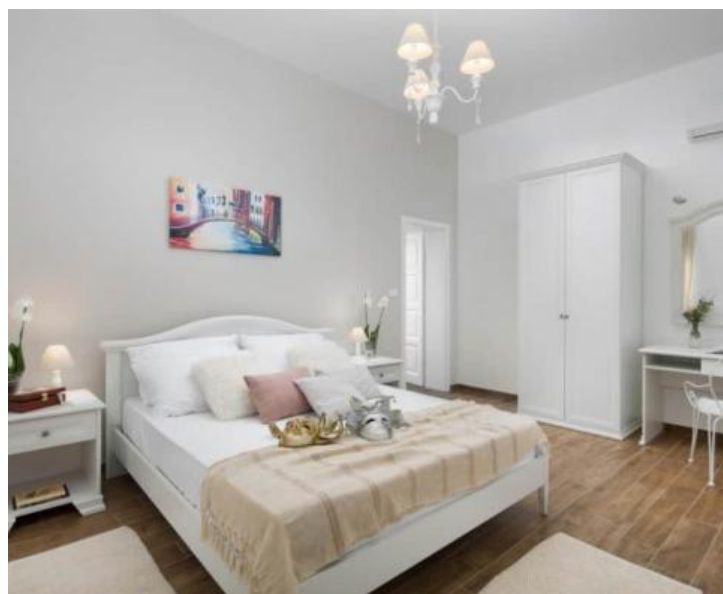
# Villa

## Svetvinčenat, Istria



# Villa

## Svetvinčenat, Istria



# Villa

## Svetvinčenat, Istria

