

# Villa

## Svetvinčenat, Istria



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<b>Ref</b>	RE-U-13517
<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>	15000 m
<b>Floorspace</b>	200 sqm
<b>Plot size</b>	640 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 800 000

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Modern design villa under construction in Svetvincenat!

Total area is 200 sq.m. Land plot is 640 sq.m.

Villa will consist of living space with modern kitchen and dining area on the ground floor and four bedrooms with private bathrooms and a terrace upstairs.

It will be equipped with modern heating and cooling systems and uses the highest quality materials and equipment.

The villa has a modern character with a flat roof and large openings that enrich the space with a handful of daylight and connect it with the beautiful surroundings and nature of central Istria.

In the garden with automatic irrigation there is a salt water swimming pool of 40m<sup>2</sup> with sun deck, summer kitchen and parking spaces.

The completion of the construction of this modern villa under construction is planned for the end of 2022 and is being sold on a turnkey basis with a landscaped garden.

This villa is the perfect place for rest and relaxation or family life or for renting.

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>:  
4000 €

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:  
4352 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €

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