

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-16448
<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>	14000 m
<b>Floorspace</b>	350 sqm
<b>Plot size</b>	1724 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	4

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**Price**

€ 830 000

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Two villas with swimming pool for sale in Svetvincenat - package sale!  
Total area is 350 sq.m. Total land plot is 1724 sq.m.  
House was built in 1990, complete adaptation was undertaken in 2022.

The main house with an area of 246 m<sup>2</sup> extends through the ground floor and first floor.  
The house is split level and consists of two residential units.  
The ground floor contains an apartment of 123 m<sup>2</sup> consisting of a living room, dining room, kitchen, three bedrooms, bathroom, storage room and a covered terrace.  
On the first floor there is an apartment with an area of 123 m<sup>2</sup> consisting of a living room, dining room, kitchen, three bedrooms, two bathrooms and a covered terrace.  
Next to the house is a swimming pool of 42 sqm. with a sun deck area, a covered summer kitchen and a children's playground. The garden is landscaped and fenced.

The second house of 104 m<sup>2</sup> is located on a separate plot of land next to the main house. The house is equipped and furnished and consists of a basement and a ground floor.  
The ground floor consists of a living room, kitchen, dining room, two bedrooms and a bathroom.

Next to the houses there is a construction land plot of 684 m<sup>2</sup>, of flat and regular shape.

This property is ideal for a quiet family life or as an investment for tourism.

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>:  
2371 €

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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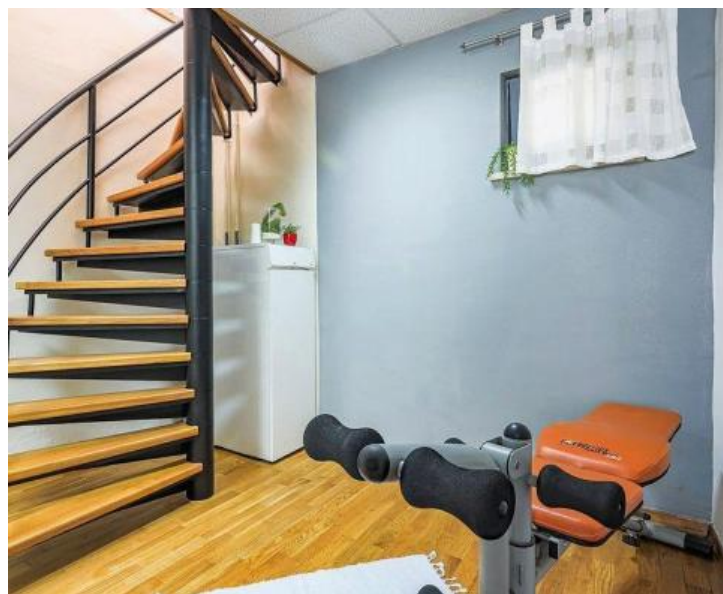
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