

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-16714
<b>Type</b>	Villa
<b>Region</b>	Istria › Rovinj
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20000 m
<b>Floorspace</b>	206 sqm
<b>Plot size</b>	714 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 640 000

# Villa

## Svetvinčenat, Istria



Villa under construction in Svetvincenat!

Total surface of future villa is 206 sq.m. Land plot is 714 sq.m.

Completion of construction is scheduled for 2023.

The ground floor consists of a covered entrance, hallway, kitchen and living room according to the open space concept, toilet, technical room, bedroom with its own bathroom and storage room.

We climb the internal stairs to the first floor, whose corridor leads to the gallery and two bedrooms, each of which has its own bathroom. The rooms also have access to the terrace with a beautiful view.

The villa will be erected on a plot of land of 714 m<sup>2</sup>.

There will be swimming pool of 33 sqm. with a sun deck in the beautiful garden. In addition to the swimming pool, the atmosphere is completed by the summer kitchen.

ALU carpentry and sliding walls will be installed.

The heating is underfloor and with the help of heat pumps.

This beautiful villa is an ideal opportunity to invest in a tourist rental because it provides a definite return on investment over the years.

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>:  
3107 €

Average price/m<sup>2</sup> of this type  
in this region:  
3529 €

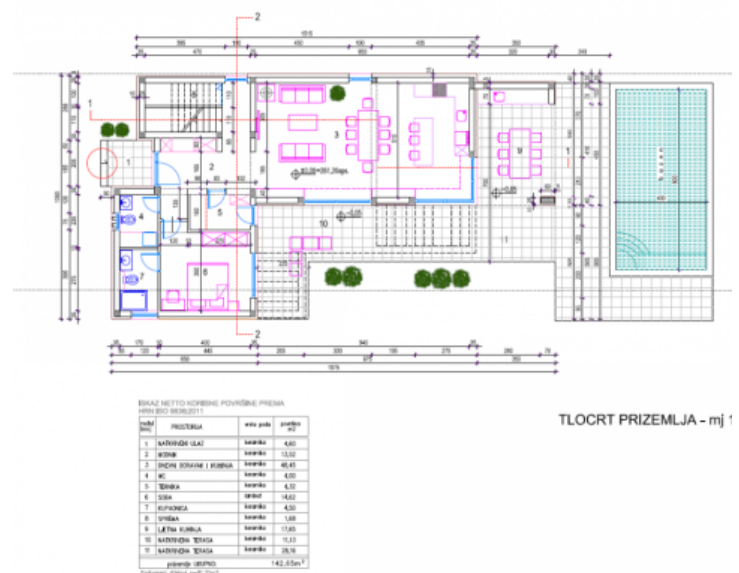
Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

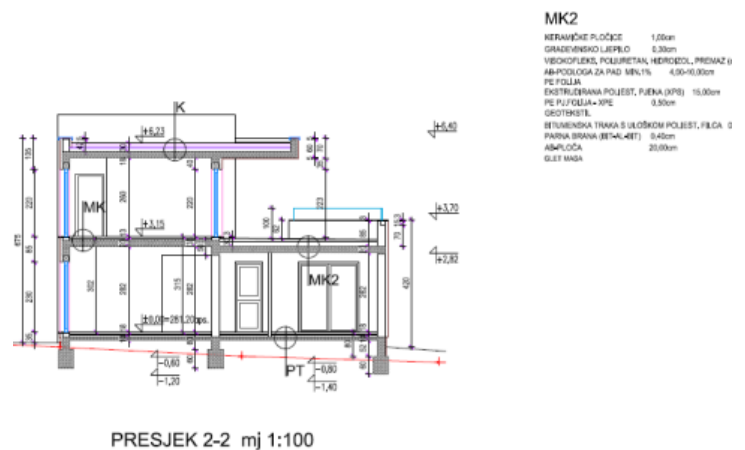
Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

# Villa

## Svetvinčenat, Istria

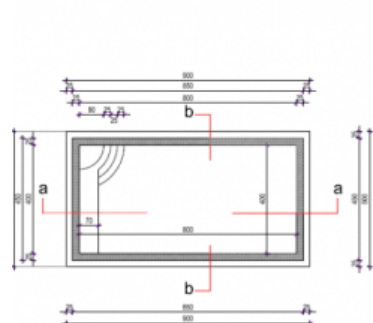






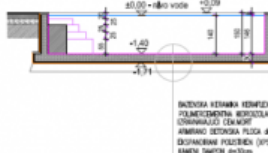
# Villa

## Svetvinčenat, Istria

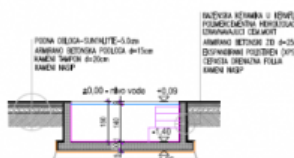


**TLOCRT BAZENA**  
(bruto površina 33,75m<sup>2</sup>)

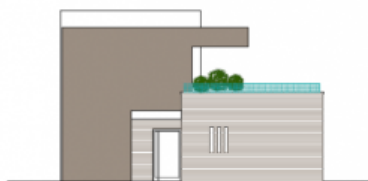
**PRESJEK a-a**



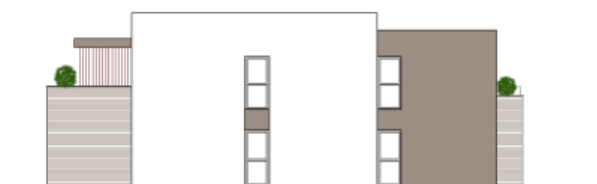
**PRESJEK b-b**



zapadno pročelje



sjeverno pročelje



istočno pročelje



južno pročelje

