

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-18477
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	14000 m
<b>Floorspace</b>	151 sqm
<b>Plot size</b>	351 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 465 000

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Semi-detached villa under construction in Svetvincenat!

Total floorspace is 151 s.m. Land plot is 351 sq.m.

Villa will be completed in 2023.

The building company is a domestic construction firm with many years of experience in the construction of villas and tourist facilities in Istria, which guarantees a high quality of construction.

Villa is offered unfurnished, but there is an additional possibility of furnishing the building.

On the ground floor there is an entrance, a storage room, a bathroom, a bedroom, a staircase, a living room, a dining room, a kitchen and a covered terrace.

On the first floor there are two bedrooms with bathrooms and a hallway.

The building is planned to be heated and cooled with inverter air conditioners in the living room and bedrooms and electric underfloor heating in the bathrooms and living room.

The yard is fenced with a swimming pool of 26 sq.m, and two parking spaces.

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

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>:  
3079 €

Average price/m<sup>2</sup> of this type  
in this region:  
3606 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

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

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