

# Villa

Štokovci, Svetvinčenat, Istria



<b>Ref</b>	RE-U-18561
<b>Type</b>	Villa
<b>Region</b>	Istria › Rovinj
<b>Location</b>	Štokovci, Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	15000 m
<b>Floorspace</b>	294 sqm
<b>Plot size</b>	2000 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 675 000

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## Štokovci, Svetvinčenat, Istria



Beautiful villa with swimming pool and garden of 2000 sq.m. in Svetvinčenat, a charming place in the southern part of Istria, exactly halfway between Pula, Rovinj and Pazin.

The place is famous for its beautiful greenery, forests, pastures, vineyards and the citadel in the center of the city.

This wonderful villa with large garden is for sale just a few kilometers from the city center. Floorspace of 294 m<sup>2</sup> is distributed between the basement, ground floor and upper floor.

In the basement of the house there is a multifunctional room with fitness equipment, pantry and boiler room.

On the ground floor there is a bedroom with a private bathroom, a guest bathroom, a fully equipped kitchen and a living room with access to a covered, spacious terrace with a view of the pool and the green.

On the upper floor there is a hallway, 3 bedrooms, each with en-suite bathrooms.

The garden of the house is 2000 m<sup>2</sup> with a multifunctional court (soccer, basketball, volleyball), mini golf, children's playground.

The property is perfect for people looking for peace and privacy while being close to all amenities.

The house is categorized and rentable if you want to get involved in tourism. The property is definitely worth your attention.

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>:  
2296 €

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:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €



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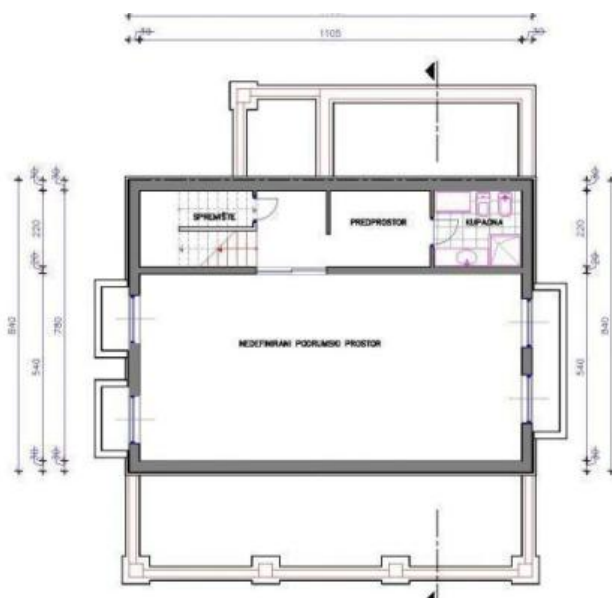


Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



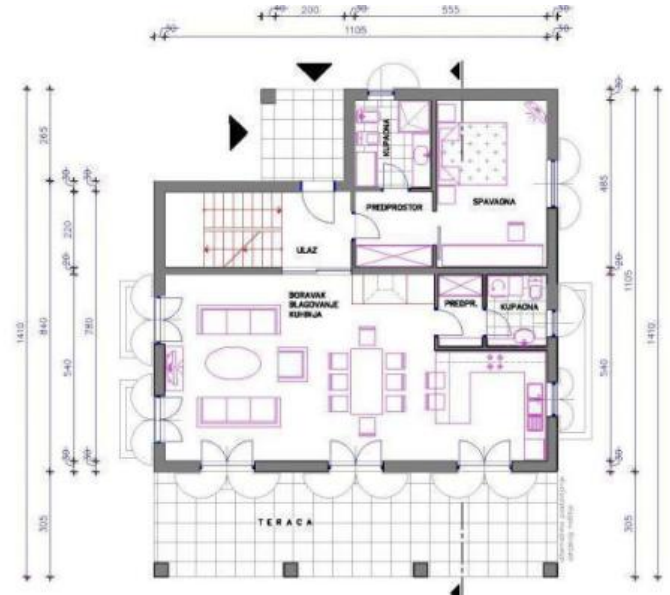
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