

# Villa

## Sveti Lovreč, Istria



<b>Ref</b>	RE-U-19736
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Sveti Lovreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	17000 m
<b>Floorspace</b>	186 sqm
<b>Plot size</b>	584 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 773 000



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Villa of Istrian architecture in Sveti Lovreč, Porec!

Total floorspace is 143 sq.m. Land plot is 584 sq.m.

Construction will be completed in 2023.

Villa belongs to a complex of several similar villas which can be perfect for several friends.

The villa is designed as single residential space with a usable area of 132.06 m<sup>2</sup>, which extends over two floors. On the ground floor there is an open-concept living area that unites the living room, dining room and kitchen with exits to two terraces. In the rest of the ground floor, there is also a guest toilet, a utility room/laundry room and a storage room.

An internal staircase leads to the first floor where there are three bedrooms with their own bathrooms. One of the bedrooms has access to a spacious terrace with a panoramic view of the surroundings and the sea.

The house is cooled/heated by a floor heating system and a fan convector via a heat pump. The garden of the villa is completely fenced and horticulturally arranged.

It is dominated by a 30 m<sup>2</sup> overflow swimming pool with a sun deck and a covered summer kitchen with a toilet.

The location, structure and comfort make this property ideal for a peaceful family life as well as an investment for the purpose of tourist rental.

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>:  
4156 €

Average price/m<sup>2</sup> of this type  
in this region:  
3917 €

Median price/m<sup>2</sup> of this type  
in this region:  
3895 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €



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