

Villa

Svetvinčenat, Istria



Ref	RE-U-21470
Type	Villa
Region	Istria > Pula
Location	Svetvinčenat
Front line	No
Sea view	No
Floorspace	145 sqm
Plot size	447 sqm
No. of bedrooms	4

Villa

Svetvinčenat, Istria



No. of bathrooms

2

Price

€ 449 000

Villa

Svetvinčenat, Istria



Rural stone villa with swimming pool in Svetvincenat within small gated community!

Within the settlement where the property is located, there are sports and recreational facilities; tennis court, children's playground and park, and the future owner, along with the purchase of the property, has the right to use the same and co-ownership in the company to which the aforementioned facilities belong.

The villa is a perfect combination of traditional and modern, it was built with a combination of stone and brick and extends over two floors with a functional floor plan. The cozy interior is decorated with a lot of attention, and the combination of stone and wood gives it a special flair and warmth.

Total floorspace is 145 sq.m. Land plot is 447 sq.m.

The ground floor consists of an open-concept room with an open wood-burning fireplace that unites the living room, dining room and kitchen with access to the covered terrace, bedrooms and bathrooms.

On the upper floor there are three bedrooms, a bathroom and a terrace covered with a pergola.

The concept of a carefully designed and fenced yard in a Mediterranean style is complemented by a 32 m² swimming pool and a grill area with an open fireplace.

The property is fully equipped and furnished and is being sold as such.

This property is an ideal opportunity for family life or as an investment for rental for tourist purposes.

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 m²:
3097 €

Average price/m² of this type
in this region:
3606 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

Villa

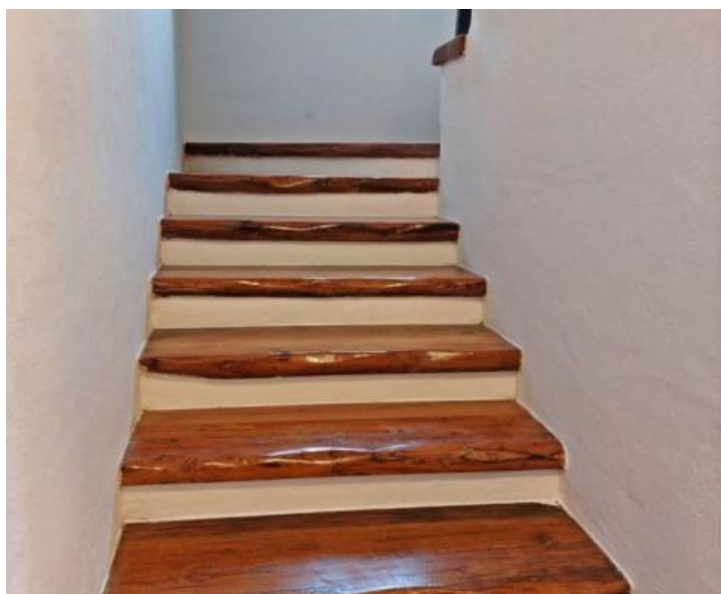
Svetvinčenat, Istria



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

Villa

Svetvinčenat, Istria



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

Villa

Svetvinčenat, Istria

