

Villa

Sveti Petar u Šumi, Istria



| | |
|------------------------|--------------------|
| Ref | RE-U-21782 |
| Type | Villa |
| Region | Istria > Rovinj |
| Location | Sveti Petar u Šumi |
| Front line | No |
| Sea view | No |
| Distance to sea | 16000 m |
| Floorspace | 280 sqm |
| Plot size | 2273 sqm |

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| | |
|-------------------------|-----------|
| No. of bedrooms | 4 |
| No. of bathrooms | 4 |
| Price | € 890 000 |

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In a small town, in the very heart of Istria, surrounded by beautiful nature, this cozy vintage-style rustic villa is located on a land plot of 2730m².

The area of this charming villa is 280m² net usable area.

On the ground floor of the house there are two bedrooms, one of which has access to the terrace, two bathrooms, a pantry, a kitchen with a dining room, and a salon.

From the ground floor, a staircase leads to the basement, where there is a storage room for the heat pump, and a space of 60 m² that can be equipped as desired (wellness, tavern).

On the first floor of the house there are two bedrooms, one of which has its own bathroom and access to the terrace, and another bathroom.

There is underfloor heating in all rooms, and there is a wood-burning fireplace in the living room. For cooling, there will be five air conditioners distributed around the house.

There is a 12 x 5 metres swimming pool in the spacious garden, which is lined with a glass mosaic.

The covered terrace (where there are electricity and water installations, planned for the summer kitchen) and the beach around the pool are 170m² in size, which will be tiled with ceramics.

The wall around the house is made of concrete with facade paint.

The works will be completed in December 2023

Payment dynamics:

25% of the price of the property upon signing the Agreement

75% after completion of works.

The customer can choose ceramics and sanitary ware and interior room doors of his own choice.

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 m²:
3179 €

Average price/m² of this type
in this region:
3529 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

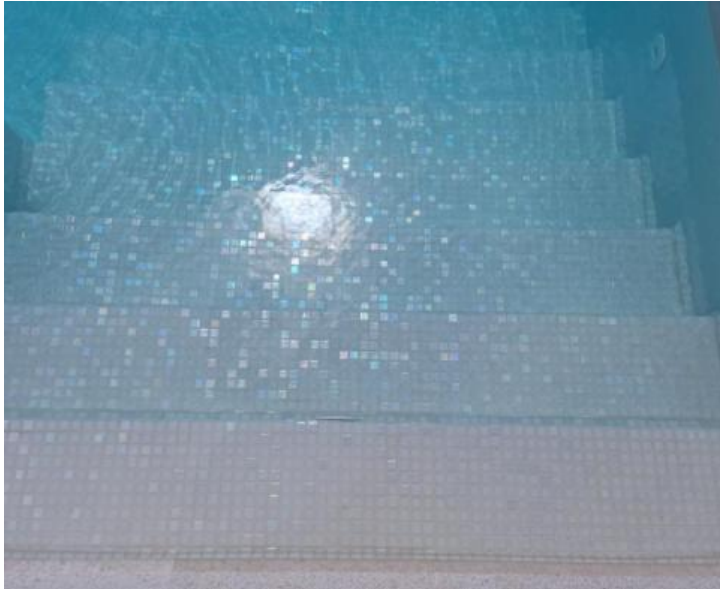
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