

# Villa

Bokordići, Svetvinčenat, Istria



<b>Ref</b>	RE-U-24816
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Bokordići, Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	15000 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	510 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 364 000

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Nestled in the enchanting Renaissance town of Svetvinčenat, this property rests atop a rugged plateau, enveloped by lush forests, verdant pastures, and bountiful vineyards. Perched at an elevation of 310 meters above sea level in the southern heart of Istria, this charming locale boasts one of the nation's most exquisite Renaissance squares and the oldest, best-preserved medieval castle in the region. The Svetvinčenat municipality encompasses 22 captivating settlements, each adorned with the natural beauty, rich historical and cultural heritage, artistic expressions, and culinary delights that epitomize Istria's allure.

Amidst this captivating backdrop lies an exceptional architectural gem, tucked away in one of Svetvinčenat's enchanting hamlets—a traditional Istrian stone house that exudes timeless charm and heritage. This remarkable property, quietly nestled in the embrace of unspoiled nature, offers a haven of privacy and tranquility.

Comprising 150 square meters across three levels, the house features a ground floor with a spacious living room, kitchen, and dining area, a bathroom, and an additional room that can serve as a bedroom, study, playroom, or hobby space. Ascending to the first floor reveals another inviting living space with balcony access and a well-appointed bedroom with an ensuite bathroom. The second floor is graced by an additional bedroom, complete with a generous private terrace and bathroom.

Equipped with air conditioning, this home ensures a comfortable retreat year-round, while a rustic wood stove imparts a warm and cozy ambiance during the winter months. This captivating stone house is ensconced within the picturesque Istrian landscape, offering an expansive garden that invites outdoor enjoyment, whether for a family picnic or simply savoring the delights of nature.

Adding to its allure, this romantic Istrian stone house boasts a spacious, luxurious swimming pool that captures attention at first sight. Seamlessly integrated into the lush garden of 510 sq.m., it creates a tranquil oasis, ideal for refreshing escapes on scorching summer days. Here, you'll feel as if you've retreated to your own private resort, relishing the serenity, the soothing sounds of water, and the symphony of birdsong. This swimming pool is the perfect sanctuary, offering respite from the rigors of daily life and the fast pace of modernity.

Situated within a traditional Istrian village, where friendly locals abound, the property remains conveniently close to urban centers, ensuring swift access to all amenities. This stone house boasts incredible potential, whether as your new home or as an astute investment in the flourishing Istrian tourist industry.

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>:  
2427 €

Average price/m<sup>2</sup> of this type  
in this region:  
3596 €

Median price/m<sup>2</sup> of this type  
in this region:  
3550 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €



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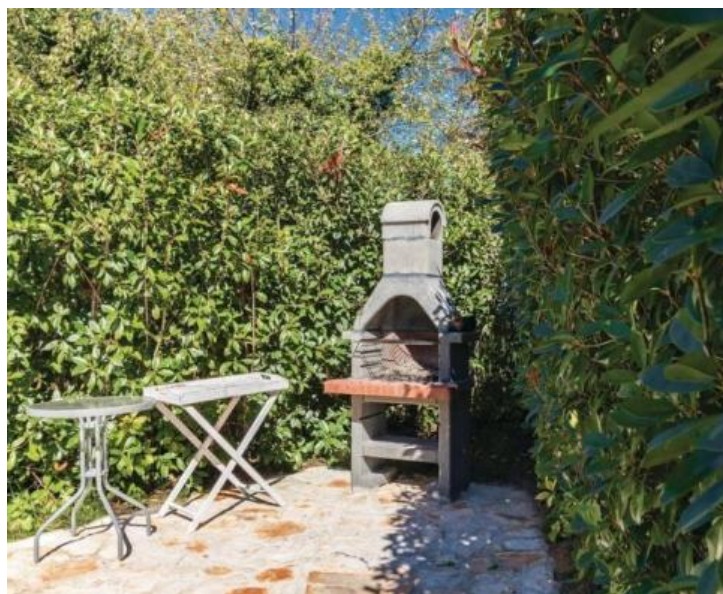
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