

Villa

Svetvinčenat, Istria



Ref	RE-U-25106-33533
Type	Villa
Region	Istria > Rovinj
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	240 sqm
Plot size	600 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 623 000

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Charming house with a view of nature in Jursici, Svetvincenat - 9 km from the sea!

Only 15 minutes drive from the sea and the first beaches in a beautiful location surrounded by untouched nature, 600 meters garden, this beautiful villa was built with a total surface of 240 m².

The ground floor has a kitchen with dining area and living room and one bedroom with bathroom and separate toilet. In the living room there is a large balcony door overlooking the pool and a covered terrace with BBQ zone.

On the first floor there are three bedrooms, each with its own bathroom. One of the bedrooms has a terrace overlooking the green space.

In the attic there is another bedroom with bathroom and a terrace from which in clear weather in the distance offers a beautiful sea view.

Each room is air conditioned. Underfloor central heating is provided in the living spaces, while radiators are installed in the rooms.

You only need to buy a pellet stove.

There is also a covered parking space for cars and a space for bicycles, which you can close.

The swimming pool has an area of 58 m² with a specific shape and the Istrian kažun which makes it special.

There is a sun deck around the swimming pool. According to the project, the new owner has the possibility of building a laundry room of 12m².

The property is fully fenced and provides privacy. The property has all the necessary documentation.

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:
2596 €

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:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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