

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-27024
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	101 sqm
<b>Plot size</b>	430 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 467 000

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Perfect dwelling in Svetvinčenat, with swimming pool.

Total area is 101 sq.m. Land plot is 430 sq.m.

House was constructed in 2023.

Upon entering the villa, we find ourselves in the main "open space" area where there is a comfortable living room, a dining room and a fully equipped modern kitchen with a small island. Next to the kitchen is a large storage room that also serves as a technical room. The entire space is flooded with natural light throughout the day, and this is helped by larger windows and a glass wall through which you can access the outside covered terrace, where the dining table is located, and the professional summer kitchen with barbecue. The terrace is half the length of the house, and is an ideal place to relax with company and have fun with friends and family. There are 3 separate bedrooms in the private part of the house, one of which is the master bedroom with its own bathroom and walk-in closet, while the other two bedrooms share a larger bathroom. Another bathroom is hidden on the already mentioned covered terrace, which is used during the stay in the yard and at the swimming pool.

The garden is integrated into the design of the house, so it is arranged with the application of modern and simple solutions in order to make its maintenance as easy as possible. It is completely fenced and hidden from view. The central part of the yard is occupied by a swimming pool, which is ideal for relaxing during the warmer months of the year. There is also enough parking space for 2 to 3 cars, which will be covered later.

#### Advantages:

- \* This is a quality family house that the owners first built for their own needs, which means that it is not a property that is exclusively used for tourist rental purposes.
- \* In addition, the house is equipped with smart inverter air conditioners that can be used to heat and cool the space, and every room is air-conditioned.
- \* The house also has underfloor heating in all rooms with a heat pump.
- \* Sold fully furnished
- \* The house also has an attic space, which is accessed by folding stairs, and which is used as additional storage.

Super price for super property.

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>:  
4624 €

Average price/m<sup>2</sup> of this type  
in this region:  
3594 €

Median price/m<sup>2</sup> of this type  
in this region:  
3545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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