

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-28973
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	95 sqm
<b>Plot size</b>	515 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 340 000

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Modern one-story new villa with swimming pool, Svetvincenat area!  
Total area is 95 sq.m. Land plot is 515 sq.m.

The Renaissance town of Svetvinčenat stands as a gem of Istria, boasting a rich tourist offering and a plethora of events set in the town's charming spaces. The town is adorned with a Renaissance square featuring a castle, serving as its iconic symbol. With its deep-rooted traditions and a diverse array of engaging programs, Svetvinčenat hosts notable events like the Medieval Festival, the Cheese Festival, and the Dance and Non-Verbal Theater Festival, drawing numerous visitors each year.

A modern single-story house with a swimming pool is available for sale just a short drive from Svetvinčenat. The property spans 95.32m<sup>2</sup> and is set on a 515m<sup>2</sup> plot. The house comprises an entrance hall, a kitchen with a dining area, a living room with access to a terrace, and a garden featuring a 28m<sup>2</sup> swimming pool. Additionally, there are two bedrooms, each equipped with its own bathroom and toilet. The house will be equipped with preparations for underfloor heating and air conditioning in every room. The interior will feature ceramic tiles and PVC windows (anthracite on the exterior and white on the interior). The exterior will be adorned with lavender bushes and olive trees. Construction is scheduled to commence on May 1, 2024.

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>:  
3579 €

Average price/m<sup>2</sup> of this type  
in this region:  
3529 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €

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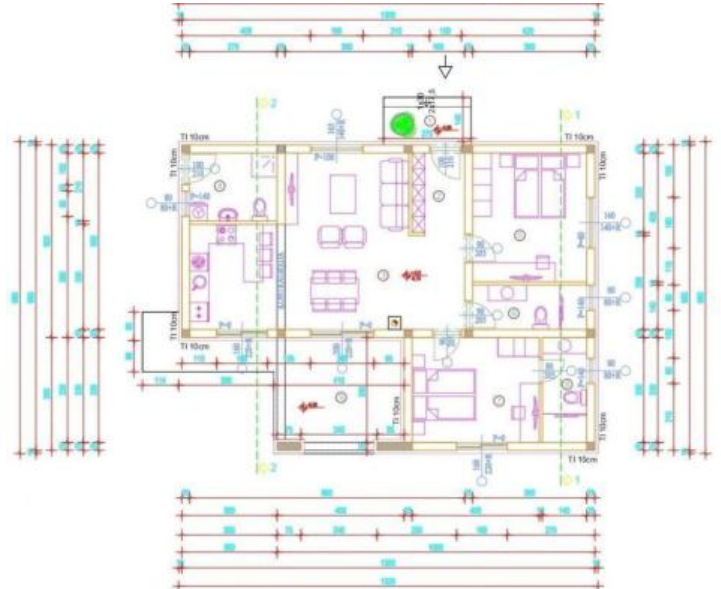


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## Svetvinčenat, Istria



KAZALO:	
PRIZEMLJE	
1	natkriveni ulaz
2	hodnik
3	dn. boravak +
4	kupaonica 1
5	soba 1
6	kupaonica 2
7	soba 2
8	kupaonica 3
9	natkrivena ter
ukupno prize	