

Villa

Čabrunići, Svetvinčenat, Istria



Ref	RE-U-28781
Type	Villa
Region	Istria › Pula
Location	Čabrunići, Svetvinčenat
Front line	No
Sea view	No
Floorspace	97 sqm
Plot size	411 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 320 000

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Nice one-story villetta with a swimming pool in Cabrunici!
Total area is 97 sq.m. Land plot is 411 sq.m.

The well-designed interior layout features a hallway, a living room combined with a kitchen and a dining area with access to the terrace, two bedrooms, each with its own bathroom, and an additional guest toilet. All rooms are floored with ceramic tiles. Each room is equipped with air conditioning, and the first phase of underfloor heating is installed.

Outside, the garden boasts a 24 m² swimming pool with a sunbathing area, a lawn equipped with an automatic irrigation system, as well as olive trees and lavender. Parking is available on the plot with space for two cars. The entire garden is enclosed by a fence, and the patio door slides open automatically. The house is sold fully finished but unfurnished.

The prime location of this property, coupled with the high demand during the season for rental properties with two bedrooms, ensures high occupancy rates and the potential for year-round rental. Although situated away from the noise and hustle of the city, the property remains conveniently close to essential amenities, making it an ideal choice for year-round living.

Construction is scheduled to commence on May 15, 2024. There is an option to purchase the house fully furnished and equipped, with the price to be agreed upon.

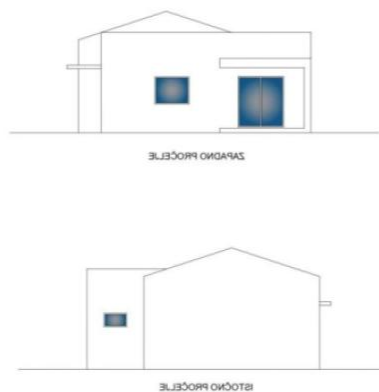
Distances to Nearby Amenities:

- Nearest shop: 1 km
- Nearest restaurant: 2 km
- Nearest larger town with all amenities (supermarket, restaurants, bars, bank, post office, school, kindergarten): 6 km (Vodnjan)
- Distance from the city of Rovinj: 25 km
- Distance from the city of Pula: 21 km
- Beaches: 14 km (Barbariga)

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.

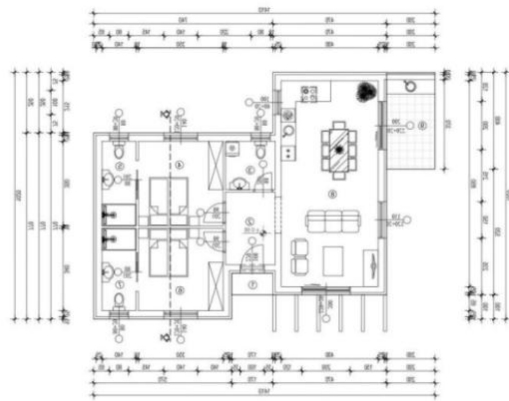
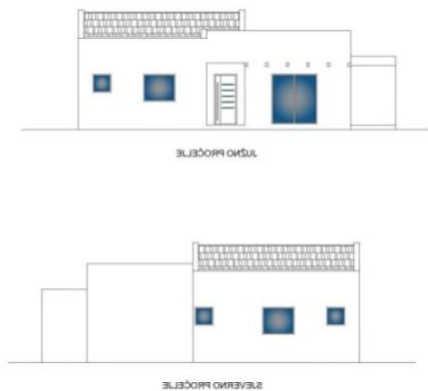
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