

Villa

Svetvinčenat, Istria



Ref	RE-U-29868
Type	Villa
Region	Istria > Rovinj
Location	Svetvinčenat
Front line	No
Sea view	No
Floorspace	110 sqm
Plot size	539 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 415 000

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Villa under construction in Svetvinčenat!

Two similar villas for sale nearby, package purchase is possible.

The price is set for each villa.

Total area of one villa is 110 sq.m. Land plot for particular villa is 539 sq.m.

A large open space living room with a kitchen and glass walls is the main and central part of this project, and from the living room, through the large glass walls, there is a view of the greenery and the agricultural plot, which is the biggest advantage of this project.

In addition to the above, the house offers 2 bedrooms with two bathrooms and a separate toilet. The yard is planned to be fenced with stone, and the future owners will add horticulture according to their wishes. There is also a 36 m2 pool in the garden, which will be covered with ceramics, and preparations for a heated swimming pool are planned.

Additional details:

- planned carpentry is PVC in anthracite color
- electric blinds
- 3 air conditioners
- heat pump underfloor heating
- bioseptic tank

The planned completion of the works is the beginning of spring 2025.

Location: The Renaissance town of Svetvinčenat is one of Istria's jewels with a rich tourist offer and numerous events that take place in the extraordinarily attractive historical spaces of this town. Savičenta is decorated with a Renaissance square called Placa with the Morosini-Grimani castle - the symbol of the place itself and one of the most important fortifications of the Venetian army of that time in Istria. This special town with a very rich tradition, its interesting and varied programs, the most prominent of which are the Medieval Festival, the Cheese Festival and the Dance and Non-Verbal Theater Festival, attracts numerous visitors every year.

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:
3773 €

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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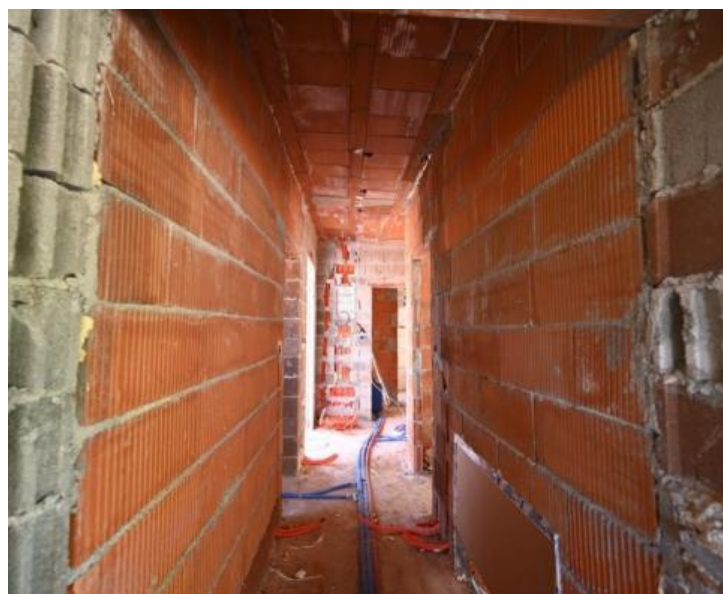
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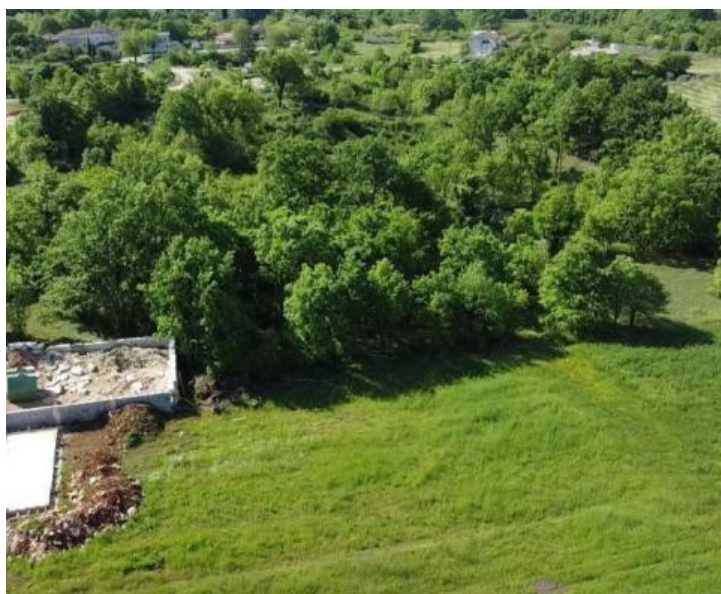
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