

# Villa

Sveti Petar u Šumi, Sveti Petar U  
Šumi, Istria



<b>Ref</b>	RE-U-17205
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Sveti Petar u Šumi, Sveti Petar U Šumi
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	515 sqm
<b>Plot size</b>	1959 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	Price upon request

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## Sveti Petar u Šumi, Sveti Petar U Šumi, Istria



Roman style solid villa in Sveti Petar u Šumi!

Impressive project for a villa of 515 sq.m. on a land plot of 1959 sq.m.

This beautiful villa with its 515 m<sup>2</sup> offers a content-rich, safe and airy home concept in a sparsely populated place close to the forest at a time when people are looking for refuge.

Ground floor villa of developed base plate of 402 m<sup>2</sup> with three bedrooms with private bathrooms (from 25 m<sup>2</sup> to 35 m<sup>2</sup> net), own exits to the gardens to the north on one side, summer open covered area with two fireplaces (72 m<sup>2</sup>) with direct entrance to the swimming pool (170 m<sup>2</sup> + jacuzzi) in the south on the other side and the central open living area "open space" (90 m<sup>2</sup>) with large glass walls, forming an atrium courtyard, hidden from view, positioned towards the vineyards to the west, thus providing a shield from the winds and rain.

On the first floor there is a terrace for enjoyment of 80 m<sup>2</sup> with a green garden and jacuzzi and a beautiful view, and an office of 24 m<sup>2</sup> with its own access, independent of the villa.

The parking lot is located in the shadow of large collapsed walls in the northeast, protecting it from the sun. The area under the swimming pool is an option and a permit has not yet been obtained for it, although there are conditions for it.

The planned additional space contains:

Wine cellar 21 m<sup>2</sup>

Fitness 36 m<sup>2</sup>

Finnish and Turkish sauna 24 m<sup>2</sup>

Sanitary unit 7 m<sup>2</sup>

Indoor swimming pool 24 m<sup>2</sup>

Rest lounge 35m<sup>2</sup>

While the exterior is Roman style inspired, the interior is inspired by the timeless French old style in the style of Segreto Finishes with rich antique-style furniture, gold-painted wooden chandeliers, a unique kitchen in a combination of stone and wood, as well as unique bathrooms with stone lavandins and arches, a sunken bathtub next to the arched trifora with a view to the pool, stone showers and free-standing bathtubs right next to the windows overlooking the private gardens. There will be stone on the floors everywhere except in the rooms where a wooden floor is used.

The villa will be decorated with high walls and ceilings, decorated with natural Venetian plasters based on slaked lime and natural colors obtained from the earth. All stone is hand-finished, respecting all elements of Istrian stone architecture. Heating and cooling is solved with a heat pump and "fan coil" system, while there is also underfloor heating in all rooms.

Let us see what the final version of the villa will be!

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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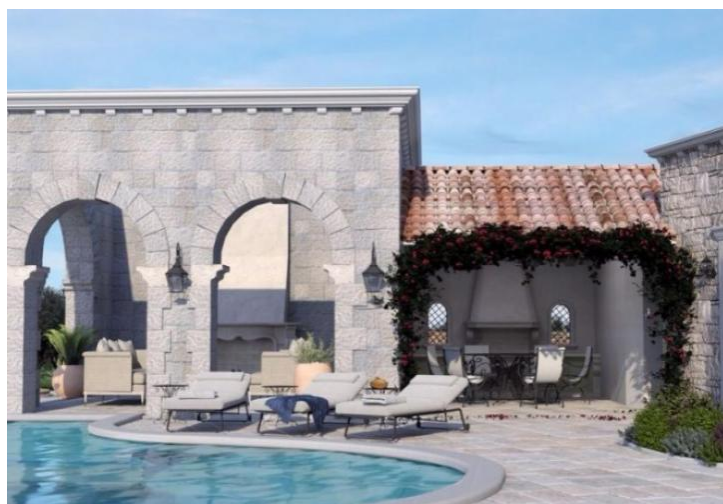
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