

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

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Čabrunići, Svetvinčenat, Istria



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.

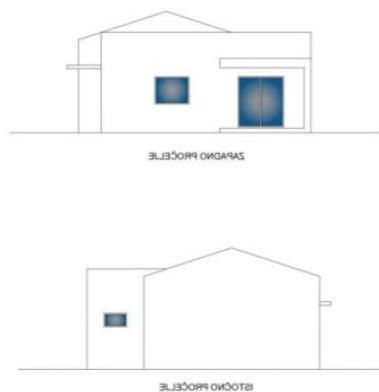
Distances to Nearby Amenities:

- 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.

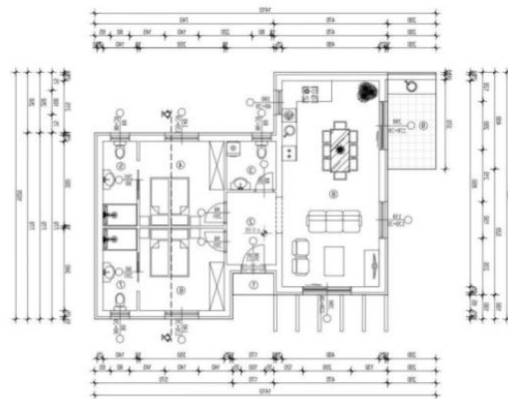
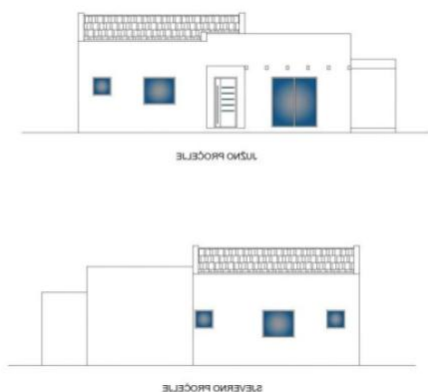
Villa

Čabrunići, Svetvinčenat, Istria



Villa

Čabrunići, Svetvinčenat, Istria



1. KAT	1. KAT
2. KAT	2. KAT
3. KAT	3. KAT
4. KAT	4. KAT
5. KAT	5. KAT
6. KAT	6. KAT
7. KAT	7. KAT
8. KAT	8. KAT
9. KAT	9. KAT
10. KAT	10. KAT
11. KAT	11. KAT
12. KAT	12. KAT
13. KAT	13. KAT
14. KAT	14. KAT
15. KAT	15. KAT
16. KAT	16. KAT
17. KAT	17. KAT
18. KAT	18. KAT
19. KAT	19. KAT
20. KAT	20. KAT
21. KAT	21. KAT
22. KAT	22. KAT
23. KAT	23. KAT
24. KAT	24. KAT
25. KAT	25. KAT
26. KAT	26. KAT
27. KAT	27. KAT
28. KAT	28. KAT
29. KAT	29. KAT
30. KAT	30. KAT
31. KAT	31. KAT
32. KAT	32. KAT
33. KAT	33. KAT
34. KAT	34. KAT
35. KAT	35. KAT
36. KAT	36. KAT
37. KAT	37. KAT
38. KAT	38. KAT
39. KAT	39. KAT
40. KAT	40. KAT
41. KAT	41. KAT
42. KAT	42. KAT
43. KAT	43. KAT
44. KAT	44. KAT
45. KAT	45. KAT
46. KAT	46. KAT
47. KAT	47. KAT
48. KAT	48. KAT
49. KAT	49. KAT
50. KAT	50. KAT
51. KAT	51. KAT
52. KAT	52. KAT
53. KAT	53. KAT
54. KAT	54. KAT
55. KAT	55. KAT
56. KAT	56. KAT
57. KAT	57. KAT
58. KAT	58. KAT
59. KAT	59. KAT
60. KAT	60. KAT
61. KAT	61. KAT
62. KAT	62. KAT
63. KAT	63. KAT
64. KAT	64. KAT
65. KAT	65. KAT
66. KAT	66. KAT
67. KAT	67. KAT
68. KAT	68. KAT
69. KAT	69. KAT
70. KAT	70. KAT
71. KAT	71. KAT
72. KAT	72. KAT
73. KAT	73. KAT
74. KAT	74. KAT
75. KAT	75. KAT
76. KAT	76. KAT
77. KAT	77. KAT
78. KAT	78. KAT
79. KAT	79. KAT
80. KAT	80. KAT
81. KAT	81. KAT
82. KAT	82. KAT
83. KAT	83. KAT
84. KAT	84. KAT
85. KAT	85. KAT
86. KAT	86. KAT
87. KAT	87. KAT
88. KAT	88. KAT
89. KAT	89. KAT
90. KAT	90. KAT
91. KAT	91. KAT
92. KAT	92. KAT
93. KAT	93. KAT
94. KAT	94. KAT
95. KAT	95. KAT
96. KAT	96. KAT
97. KAT	97. KAT
98. KAT	98. KAT
99. KAT	99. KAT
100. KAT	100. KAT