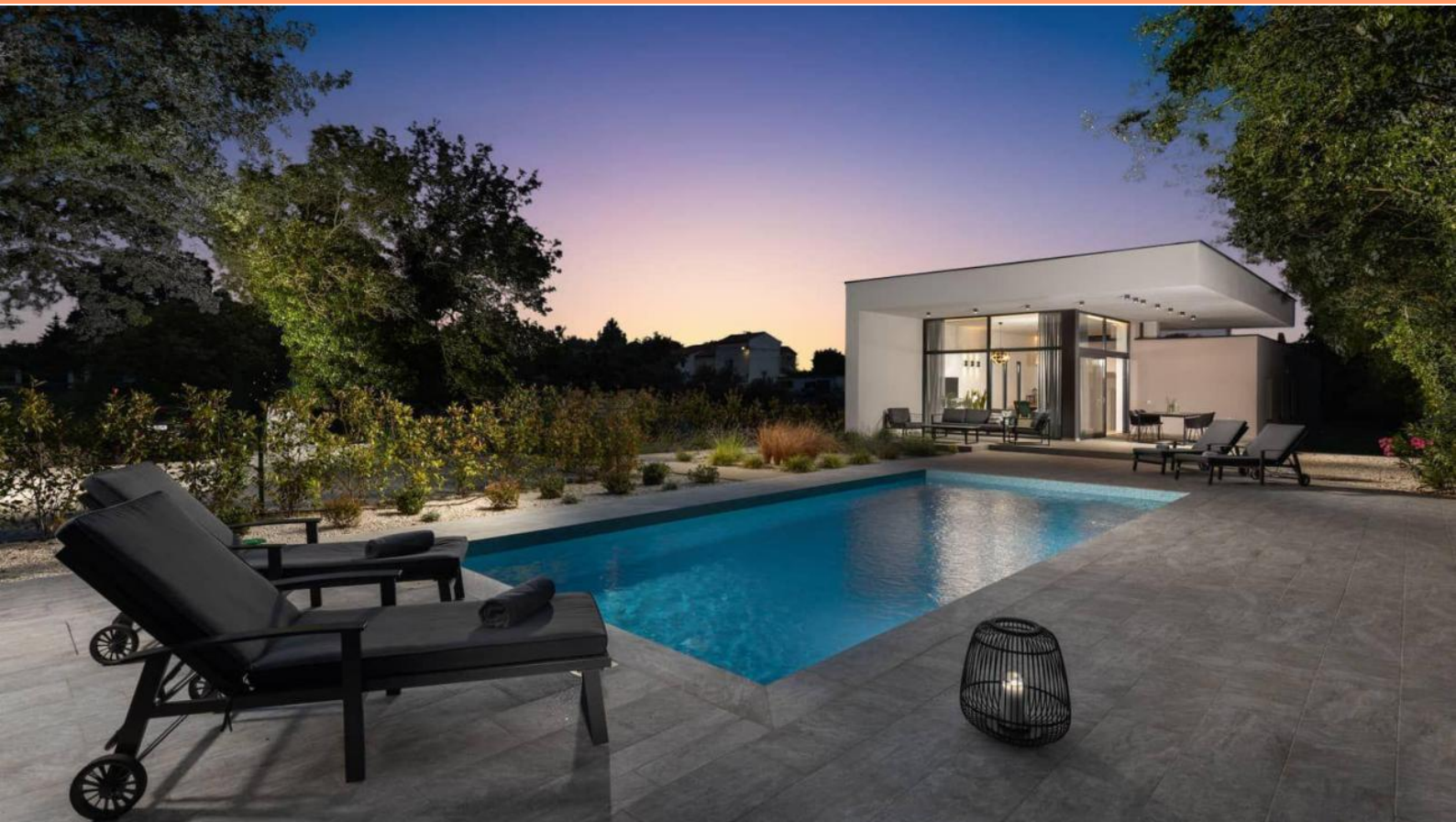


# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-31624
<b>Type</b>	Villa
<b>Region</b>	Istria › Rovinj
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	23000 m
<b>Floorspace</b>	110 sqm
<b>Plot size</b>	1481 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 525 000

Modern villa with swimming pool located in a wonderful location in Svetvincenat!

Nestled amidst a splendid garden of 1481 square meters, this enchanting villa boasts a net usable area of 110.05 square meters.

As one approaches the villa, the journey begins through an inviting entrance hall, leading to a storage room and a guest toilet. The villa features two exquisite bedrooms, each with a private bathroom and direct access to a balcony overlooking the serene natural surroundings.

The heart of the villa is its spacious kitchen and the open-concept living and dining area, which seamlessly extends to a covered terrace. This terrace opens out to a magnificent garden, where a heated swimming pool beckons, perfect for both relaxation and social gatherings. All rooms exude comfort and are air-conditioned. The villa employs air conditioners for heating and cooling, with the added luxury of electric underfloor heating throughout, except in the bedrooms. A charming fireplace in the living room offers an additional source of warmth and enhances the cozy, luxurious ambiance.

Fully furnished and equipped, the villa is ready for immediate occupancy. The expansive backyard provides an idyllic setting for leisure and outdoor activities, offering a sanctuary of privacy and tranquility. Located just outside the village in an isolated, quiet spot, the villa is a mere few minutes' walk from the center of Svetvinčenat, making it a perfect retreat for those seeking peace away from noise and crowds.

The garden houses a heated swimming pool, covering an area of 30.70 square meters, heated by a heat pump, and its temperature can be conveniently controlled via Wi-Fi and an app. Adjacent to the pool is a covered summer terrace, equipped with a dining table, ideal for entertaining friends and family. The terrace, thoughtfully designed to provide an enjoyable outdoor experience, includes a grill for al fresco dining.

The villa also offers ample parking, accommodating up to four vehicles. Categorized for both family stays and tourist rentals, the villa promises potential income profitability with high occupancy rates during the season.

### **Additional Information:**

- The villa is sold fully furnished, as depicted in the pictures.
- Ownership is clear, with all documentation in order.
- The villa features underfloor heating in all rooms except the bedrooms, where air conditioners provide heating and cooling. A fireplace in the living room adds to the comfort.
- Ceramic tiles adorn all rooms except the bedrooms, which feature laminate flooring.
- Modern lighting solutions enhance the villa's interior and exterior aesthetics.
- The heated swimming pool, managed via an app, offers practical convenience.

Despite its secluded location, the villa is conveniently close to essential amenities. Numerous shops, restaurants, and schools are just minutes away. A 20-minute drive brings you to beautiful beaches with crystal-clear waters and various recreational activities. Nearby shopping chains, restaurants serving traditional Istrian dishes and wines, and essential facilities like schools, highways, and airports are all within easy reach.

# Villa

## Svetvinčenat, Istria



This villa represents an exceptional opportunity for family life, a luxurious Mediterranean retreat, or a lucrative investment in rental properties.

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

## Svetvinčenat, Istria



Price per m<sup>2</sup>:  
4773 €

Average price/m<sup>2</sup> of this type  
in this region:  
3677 €

Median price/m<sup>2</sup> of this type  
in this region:  
3348 €

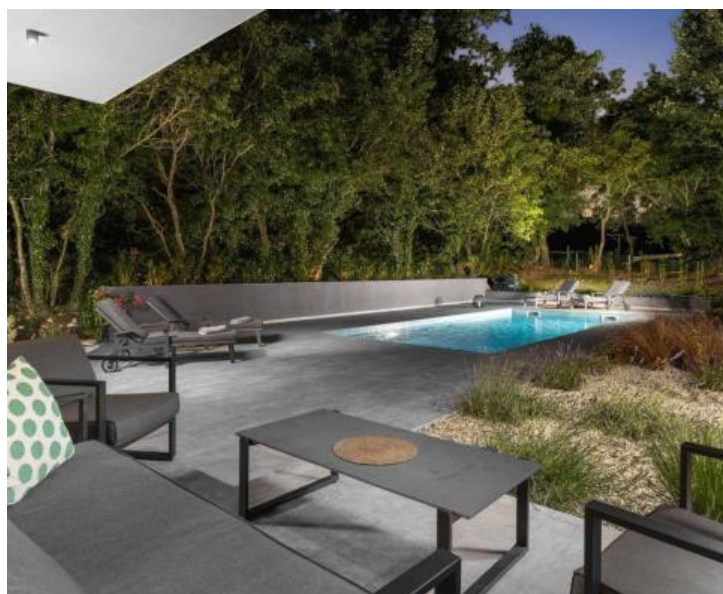
Average price/m<sup>2</sup> of this type  
in Croatia:  
4416 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3873 €



# Villa

## Svetvinčenat, Istria





# Villa

## Svetvinčenat, Istria



# Villa

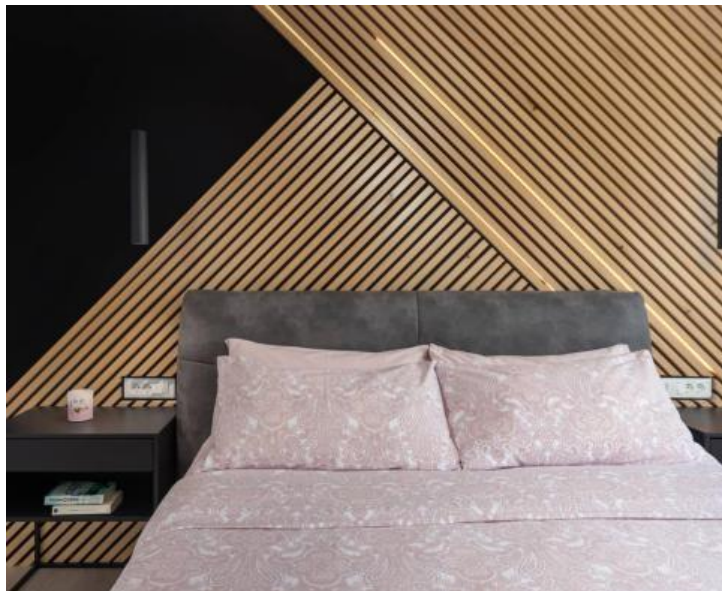
## Svetvinčenat, Istria





# Villa

## Svetvinčenat, Istria





# Villa

## Svetvinčenat, Istria

