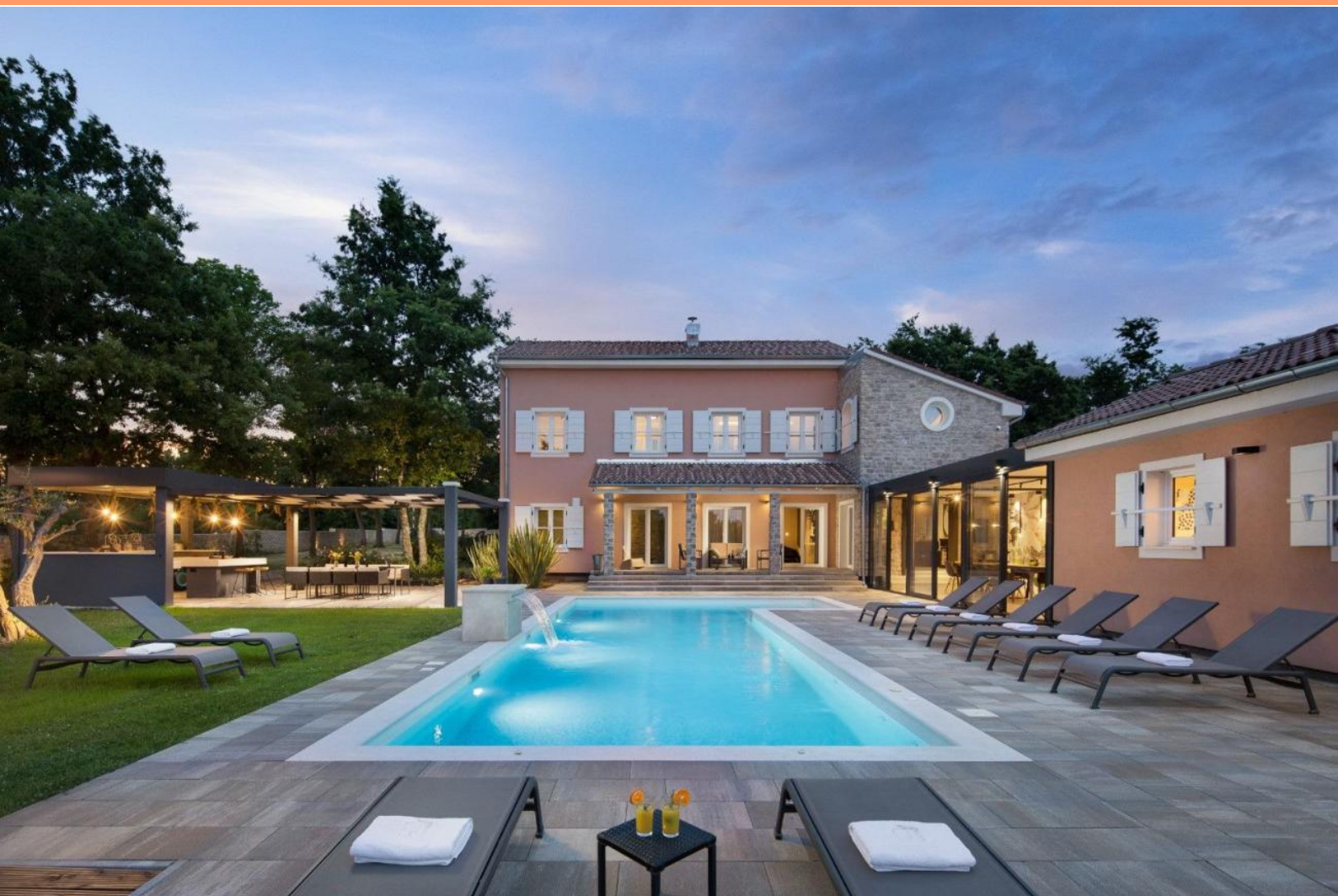


Villa

Svetvinčenat, Istria



Ref	RE-U-38213
Type	Villa
Region	Istria > Umag
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	303 sqm
Plot size	4213 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 1 250 000

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info@adrionika.com
www.adrionika.com

Exclusive Designer Villa in Svetvinčenat

A unique 303 m² villa on a 4,213 m² private plot, blending luxury, comfort, and top-tier design. Located on the edge of a peaceful settlement, it offers seclusion amid Mediterranean greenery.

Interior Features:

- Open-plan living space with high ceilings, glass walls, and direct terrace access.
- Fully equipped modern kitchen and spacious dining area.
- Five bedrooms, each with a private bathroom.
- Wellness area with sauna and jacuzzi.
- Additional room for office/gym.

Exterior & Amenities:

- Heated 54 m² pool with sun deck.
- Covered summer terrace with a professional kitchen.
- Landscaped garden with a children's playground.
- Private parking and fenced yard.

Additional Details:

- Sold fully furnished.
- Underfloor heating, air conditioning in all rooms.

Villa

Svetvinčenat, Istria



- High-quality parquet and ceramic flooring.
- Clear ownership and complete documentation.

A rare opportunity to own a stunning retreat in an idyllic location.

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 m²:
4125 €

Average price/m² of this type
in this region:
3512 €

Median price/m² of this type
in this region:
3414 €

Average price/m² of this type
in Croatia:
4377 €

Median price/m² of this type
in Croatia:
3866 €

Villa

Svetvinčenat, Istria



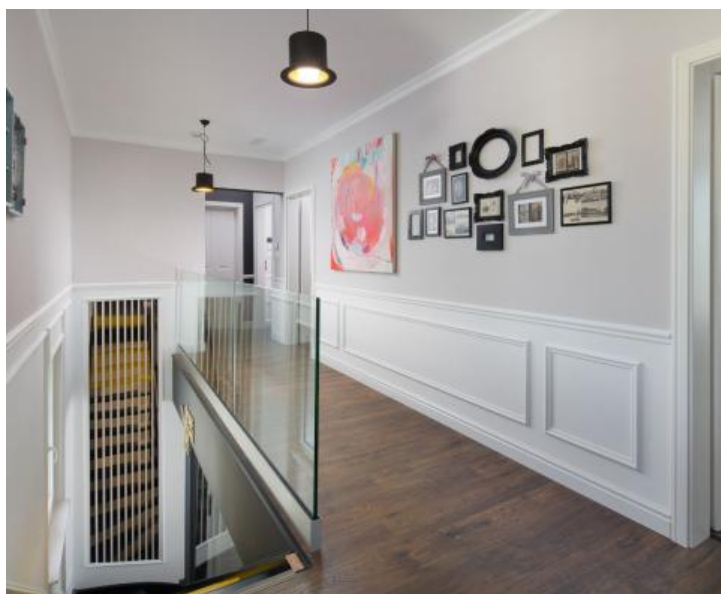
Villa

Svetvinčenat, Istria



Villa

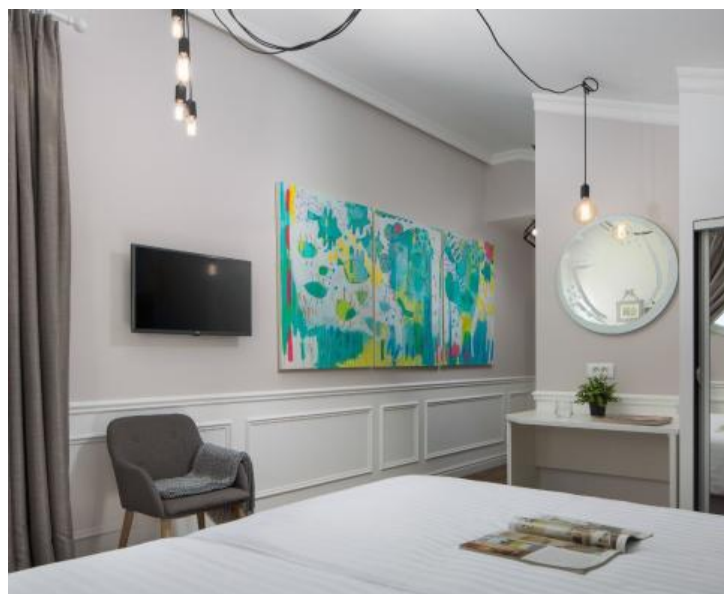
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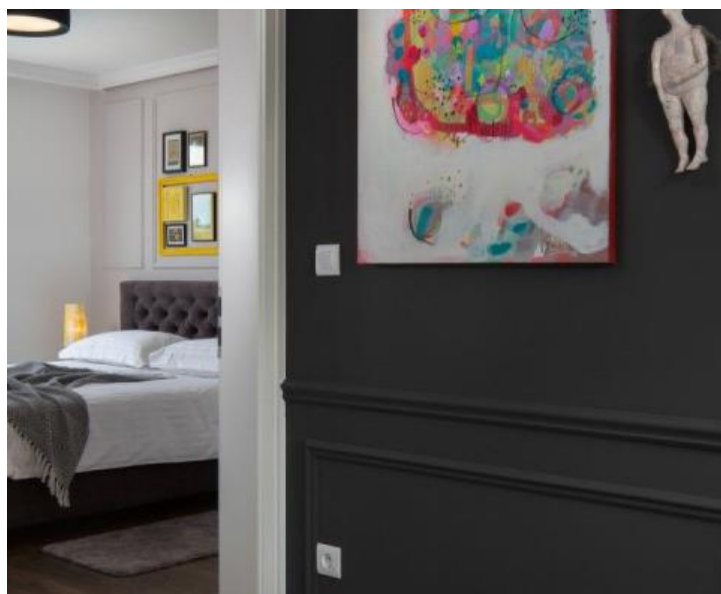
Villa

Svetvinčenat, Istria



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