

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-41265
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 470 000

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Modern villa in a great location in the middle of Istria in Svetvincenat!

Total area of the property is 180 sq.m. Land plot is 1000 sq.m.

For sale is a modernly built ground floor villa, built in a modern style.

It consists of three bedrooms, each with its own bathroom, living room and kitchen with dining area. From the dining room and living room you enter the spacious outdoor covered terrace with a built-in fireplace.

On the outside there is a large swimming pool and jacuzzi. The garden of the property is completely surrounded by natural greenery that gives it an extra home flair, but at the same time it is suitable for keeping pets and carefree play of children.

Quiet and traditional place, but at the same time the proximity of urban areas give additional valuation and additional incentive to the future buyer in deciding that it is the ideal property for him.

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.

### **Property advantages:**

Swimming pool

Spa

Garden

Urbanized

Modern

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Price per m<sup>2</sup>:  
2.611 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.526 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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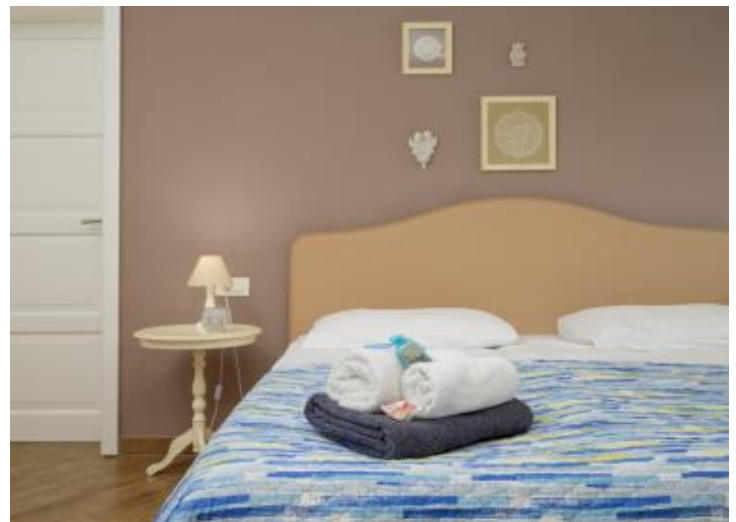
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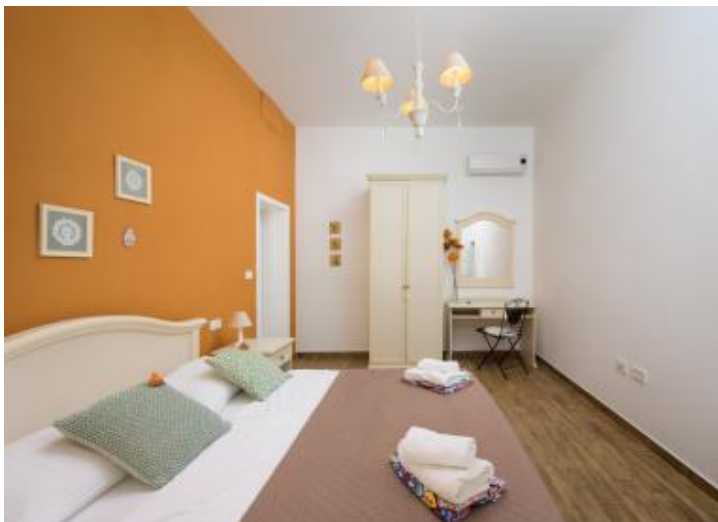
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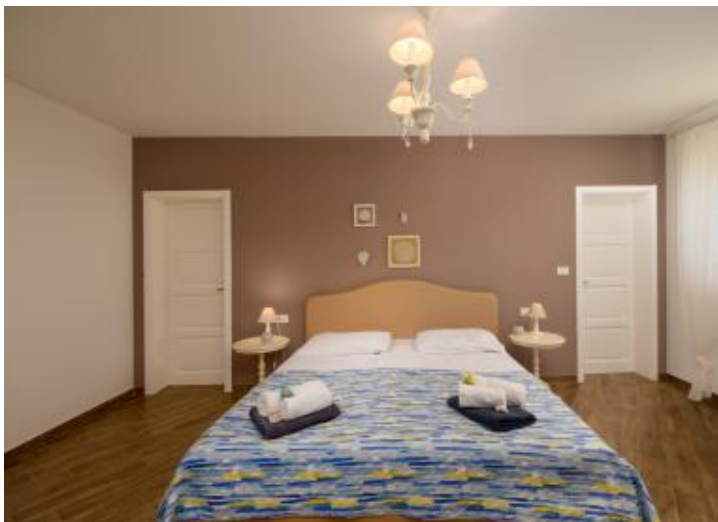
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