

Villa

Svetvinčenat, Istria



Ref	RE-U-47124
Type	Villa
Region	Istria > Pula
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	17000 m
Floorspace	100 sqm
Plot size	80 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 350 000

SVETVINČENAT - Authentic Mediterranean Stone Villa with Pool

Escape to the heart of Istria with this **charming Mediterranean stone house**, located near the historic town of **Svetvinčenat**. Fully renovated and blending rustic soul with modern luxury, this **100 sq.m. villa** offers an intimate retreat just 17 km from the crystal-clear Adriatic coast.

Property Overview

- **Total Living Area:** 100 sq.m.
- **Land Plot:** 80 sq.m. (Optimized for low-maintenance luxury)
- **Capacity:** 2 Bedrooms | 2.5 Bathrooms
- **Status:** Fully renovated, furnished, and move-in ready.

Interior: Traditional Charm Meets Modern Comfort

Every inch of this "cosy villa" has been thoughtfully designed to maximize space and light, featuring high-end finishes and authentic Istrian details.

The Ground Floor:

- **Gourmet Kitchen & Dining:** A fully equipped, modern kitchen paired with a functional dining area.
- **Elegant Living Room:** A warm and inviting space centered around a **classic fireplace**, perfect for cozy Mediterranean evenings.
- **Guest Amenities:** A conveniently located guest toilet.

The First Floor:

- **Stone Staircase:** Beautiful internal stone stairs lead to the upper sleeping quarters.
- **Private Suites:** Two spacious, elegantly decorated bedrooms, each featuring its own **private en-suite bathroom**.

Outdoor Living & Wellness

The outdoor area is designed as a private sanctuary, emphasizing relaxation and the "alfresco" lifestyle.

- **Private Swimming Pool:** A centerpiece for cooling off during the warm Istrian summers.
- **Sunbathing Area:** A secluded deck for soaking up the Mediterranean sun.
- **Covered Terrace:** An ideal outdoor lounge area for morning coffee or evening cocktails.
- **Landscaped Garden:** A manicured, easy-to-maintain garden that ensures privacy and peace.

The Allure of Svetvinčenat

Often called the "Green Heart of Istria," **Svetvinčenat** is famous for its Renaissance architecture and the iconic **Morosini-Grimani Castle**.

- **Atmosphere:** Surrounded by olive groves and vineyards, the area offers a slower pace of life.
- **Connectivity:** While tucked away in a quiet location, you are only a short drive (17 km) from the sea and the vibrant urban hubs of Pula and Rovinj.
- **Investment Potential:** Due to its "authentic Istrian" appeal, this property is a high-demand asset for **tourist rentals** or a perfect secondary **holiday home**.

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Turnkey Opportunity: This property is sold fully furnished and equipped. Whether you are seeking a peaceful family sanctuary or a lucrative investment in the Croatian real estate market, this stone villa delivers unparalleled Mediterranean atmosphere.

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
- Garden
- Urbanized
- Stone house
- Modern

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Price per m²:
3.500 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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