Villa
Svetvincenat, Istria

Adrionika
Real Estate in Croatia

Ref	RE-U-5778
Type	Villa
Region	Istria › Rovinj
Location	Svetvincenat
Front line	No
Sea view	No
Floorspace	220 sqm
Plot size	615 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 500 000

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Beautiful villa with swimming pool in area in Boskari village near Svetvincenat!
Total area of this charming villa is 220 sq.m.
Land plot area is 651 sq.m.
Villa offers four bedrooms, three bathrooms, salon with dining area, kitchen and living space, terraces.
Villa is sold fully equipped and furnished. It is currently used for renting. Official category is 4 **** stars.

Villa benefits:

- swimming pool of 34 sq.m.
- Internet, SAT TV, portafon
- modern kitchen and appliances
- AC
- two parking spaces
- BBQ area
- children playground
- central water, electricity, asphalt road

Distance to the sea is 14 000 metres. But villa offers privacy and isolation, so much valued in pandemia times.

NOTE: Great occupancy and high rental yields up to 10% per annum in 2020 due to COVID-10 isolation tendencies!

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.

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