

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-14755
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	20000 m
<b>Floorspace</b>	125 sqm
<b>Plot size</b>	360 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 364 000

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Villa under construction in the outskirts of The Renaissance town of Svetvinčenat!

Total area is 125m<sup>2</sup> of living space, land plot is 360 sq.m.

On the ground floor there is a bedroom with en suite bathroom, toilet, kitchen and living room with access to a large covered terrace with summer kitchen and pool.

On the upper floor there is a bedroom with private bathroom and covered terrace (possible change to the bedroom).

The villa is specially fenced and has a garden and 2 parking spaces.

Villa is detached.

Expected completion - end of 2022.

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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Price per m<sup>2</sup>:  
2912 €

Average price/m<sup>2</sup> of this type  
in this region:  
3620 €

Median price/m<sup>2</sup> of this type  
in this region:  
3601 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4698 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3863 €

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