

# House

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-16431
<b>Type</b>	House
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Svetvinčenat
<b>Floorspace</b>	210 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 650 000

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Modern one-story house with swimming pool with a total living area of 210 m<sup>2</sup> on a plot of 1000 m<sup>2</sup> is for sale. It consists of a kitchen with a dining room and a living room of modern architecture, 4 bedrooms, 4 bathrooms, a toilet, 3 terraces, a boiler room and a storage room.

All rooms are spacious and full of daylight. In the central part of the house there is an atrium that will be horticulturally decorated.

In the yard there is a 36 m<sup>2</sup> swimming pool with a sun deck, a summer kitchen, a parking lot with 3 parking spaces. The yard will be fenced and landscaped.

A septic tank was installed for the disposal of waste water. The completion of the construction of the house is scheduled for the 2023 season.

### Materials:

- brick block 25 cm - load-bearing walls
- thermal insulation - external walls
- AB panel - roof structure
- tile - roof
- tiles - swimming pool, floors

### Heating and cooling:

- heat pump underfloor heating
- air conditioners

### Carpentry and built-in equipment

- external aluminum joinery
- mosquito nets
- lighting, alarm, video surveillance
- external lighting, modern sanitary facilities
- patio door with remote opening.

Ideal property for tourist rental or family life.

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

Storage

Modern

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Price per m<sup>2</sup>:  
3.095 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.721 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.211 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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