

Villa

Svetvinčenat, Istria



Ref	RE-U-16714
Type	Villa
Region	Istria › Rovinj
Location	Svetvinčenat
Front line	No
Sea view	Yes
Distance to sea	20000 m
Floorspace	206 sqm
Plot size	714 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 640 000

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Villa under construction in Svetvincenat!

Total surface of future villa is 206 sq.m. Land plot is 714 sq.m.

Completion of construction is scheduled for 2023.

The ground floor consists of a covered entrance, hallway, kitchen and living room according to the open space concept, toilet, technical room, bedroom with its own bathroom and storage room.

We climb the internal stairs to the first floor, whose corridor leads to the gallery and two bedrooms, each of which has its own bathroom. The rooms also have access to the terrace with a beautiful view.

The villa will be erected on a plot of land of 714 m².

There will be swimming pool of 33 sqm. with a sun deck in the beautiful garden. In addition to the swimming pool, the atmosphere is completed by the summer kitchen.

ALU carpentry and sliding walls will be installed.

The heating is underfloor and with the help of heat pumps.

This beautiful villa is an ideal opportunity to invest in a tourist rental because it provides a definite return on investment over the years.

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 m²:
3107 €

Average price/m² of this type
in this region:
3677 €

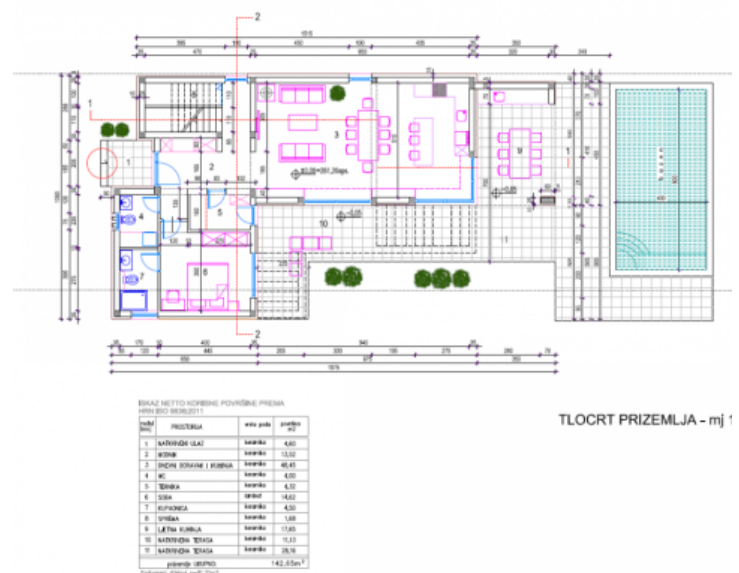
Median price/m² of this type
in this region:
3348 €

Average price/m² of this type
in Croatia:
4416 €

Median price/m² of this type
in Croatia:
3873 €

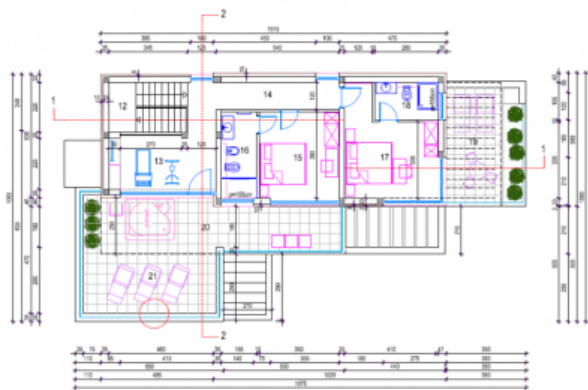
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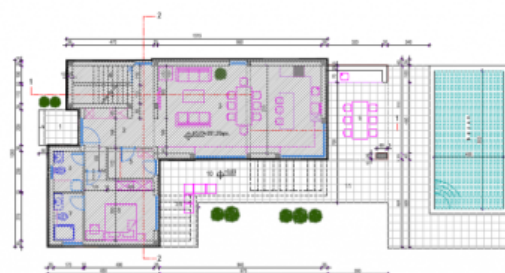


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TLOCRT KATA - mј 1:1



TLOCRT PRIZEMLJA Mј 1:125
ZATVORENO OD GRAĐEVINE
P=120,45m x 120,45m



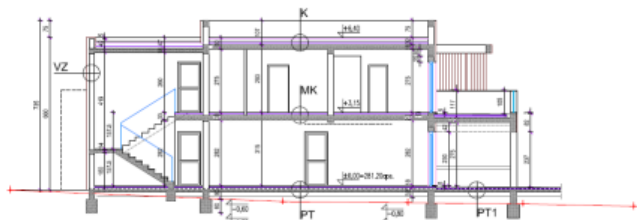
TLOCRT KATA Mј 1:125
ZATVORENO OD GRAĐEVINE
P=120,45m x 120,45m

SVEUKUPNO RAZVIJENA GRAD. BRUTO POVRŠINA P=206,1
ISKAZ POVRŠINA I OBRADUNSKIH VELIČINA

K
POLIURETANSKA HERMETIZACIJSKA TRAKA svačest TPO - 1,2 mm
FELC - 10,00 mm
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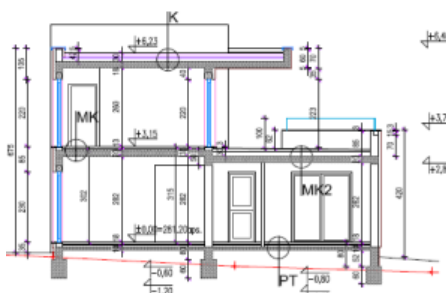
VZ
ZIDARSTVO
OPREMA ZA OBLIČA
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PRESJEK 1-1 mј 1:100

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PT1
HERMETIZACIJSKA TRAKA
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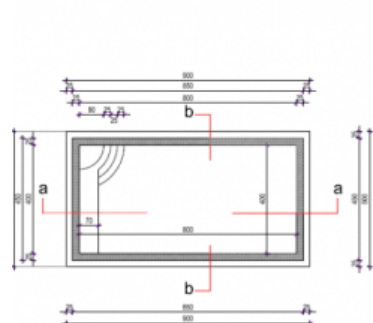


PRESJEK 2-2 mј 1:100

MK2
KERAMIČKE PLOČKE
GRADIVINSKO LIJEPLJO
VODOKOPNI PLOČKE, POLIURETANSKE, PREDNAZ
ANALIZIRANA OBLIČA ZA PLOČKE
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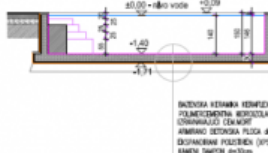
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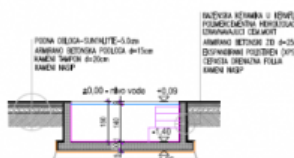


TLOCRT BAZENA
(bruto površina 33,75m²)

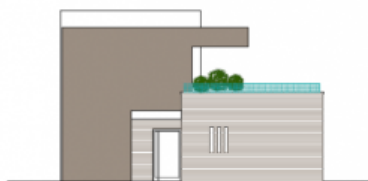
PRESJEK a-a



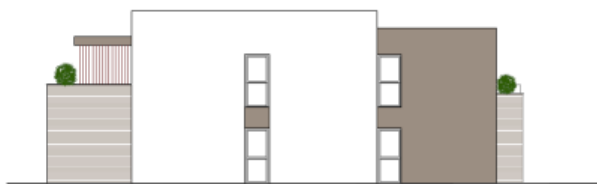
PRESJEK b-b



zapadno pročelje



sjeverno pročelje



istočno pročelje



južno pročelje

