

Villa

Štokovci, Svetvinčenat, Istria



Ref	RE-U-20383
Type	Villa
Region	Istria > Rovinj
Location	Štokovci, Svetvinčenat
Front line	No
Sea view	Yes
Distance to sea	12000 m
Floorspace	180 sqm
Plot size	591 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 450 000

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Štokovci, Svetvinčenat, Istria



Stone villa in Štokovci, Svetvinčenat with distant sea views!

Total floorspace is 180 sq.m.

Land plot is 591 sq.m.

On the ground floor, there is an entrance hall that separates the private part of the villa from the area for everyday life, where the living room is sunlit with daylight, and which is also decorated with a functional wood-burning fireplace, then in the same area there is also a fully equipped kitchen and dining room. Likewise, from the living room there is an exit to the outdoor covered terrace, ideal for drinking morning coffee or a late evening glass of wine. In the private part of the ground floor, there is one larger bedroom with direct access to the garden and a view of the pool, one larger bathroom and a storage room under the stairs.

The upper floor is accessed by an internal staircase, where there are 3 additional bedrooms, two of which have access to a shared sunny terrace with a view of the village and an unobstructed view of the sea and the Brijuni Islands.

The garden of approx. 591 m² leaves enough space for fun and relaxation with friends and family, rich in greenery, as well as a private swimming pool of 32 m² with a sun deck lounge.

There is also a small summer kitchen with a grill ideal for summer days. The garden is completely surrounded by a stone wall, which ensures privacy.

The distance from the largest Istrian city of Pula is 20 km, from Vodnjan 10 km, and Fažana 15 km

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.

Villa

Štokovci, Svetvinčenat, Istria



Villa

Štokovci, Svetvinčenat, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Štokovci, Svetvinčenat, Istria



Villa

Štokovci, Svetvinčenat, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Štokovci, Svetvinčenat, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Štokovci, Svetvinčenat, Istria

