

# Villa

Sveti Petar u Šumi, Istria



<b>Ref</b>	RE-U-23706
<b>Type</b>	Villa
<b>Region</b>	Istria › Rovinj
<b>Location</b>	Sveti Petar u Šumi
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	239 sqm
<b>Plot size</b>	1521 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 850 000

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## Sveti Petar u Šumi, Istria



Villa in Sveti Petar u Šumi, central Istria!

Total area is 239 sq.m. Land plot is 1521 sq.m.

The house has a main entrance and three entrances to the apartments are separated by entering the corridor. On the first floor we find a living room connected to the kitchen and an exit to a large covered terrace that is connected to the garden and swimming pool and a large summer kitchen. On the same floor we have 2 rooms, bathroom, toilet. From the outside covered terrace you can enter the garage that is attached to the house.

From the main hall we go down to the basement and there we find a large living room with a kitchen with a fireplace. We also have 2 rooms, a bathroom and a storage room. Again from the main entrance we go up the stairs to the first floor and there we enter a spacious hallway, then the kitchen and living room. Upstairs we have 3 rooms, one of which has a terrace overlooking nature, a bathroom and a storage room.

The spacious garden has a garage, a large summer kitchen with a covered canopy and a swimming pool. There is a storage room above the garage in the attic. The house can be used as one unit and can be completely separated into three apartments. The house has solar panels. The house has and uses its own cistern for irrigation. The swimming pool with all the equipment and the beach around the pool were completely rebuilt in 2022 which the main building belongs to 2012.

The quality of this house is guaranteed. It was maintained regularly.

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:**

- Garage
- Swimming pool
- Storage
- Garden
- Attached

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Price per m<sup>2</sup>:  
3.556 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.239 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.528 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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