

# Villa

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-27120
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	160 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 799 999

Exclusive villa in an excellent location in Svetvinčenat, between Pula and Rovinj!

Total area is 160 sq.m. Land plot is 670 sq.m.

The villa is constructed in 2021 and now is fully functional.

The villa extends over two floors with a large and well-kept garden, and parking for at least 4 cars.

On the ground floor there is a fully equipped kitchen (double ice-maker fridge, coffee machine, kettle, microwave, oven, dishwasher, smoothie maker, toaster, etc.) In the extension to the kitchen there is a dining room with a beautiful wooden table for 8 people. , a storage room with a washing machine/dryer, and a guest toilet. The salon space is connected to the dining room is decorated with modern chesterfield furniture, a fireplace and Hi-Fi quality audio system Denon home cinema, and led lighting that gives a special atmosphere - carried throughout the entire lower floor. Underfloor heating and air conditioning devices are installed for optimal temperature and comfort at any time of the year. The view through the large glass walls that provide natural light and superior insulation of sound and heat, looks towards the outside area consisting of a covered terrace with luxury garden furniture, a Broil King grill and Bose speakers, a swimming pool decorated with a large sunbathing area and a place to relax, an outdoor shower and a beautiful green area complete with olive trees and palm trees. For fans of night swimming, the pool is equipped with night lighting. From the additional content, there is a basket for basketball, a trampoline and a slide for children, and a wooden house in which there is a gym, which can also be used as a storage room.

On the upper floor, there is a hallway, three bedrooms that provide privacy and comfort for guests and their owners, and are equipped with TV and air conditioners, a desk, two bathrooms with underfloor heating (one of which is in the master bedroom) and a walk-in shower. The master bedroom is decorated with its own bathroom, walk-in closet and terrace.

The villa has a 4\* classification and a well-established tourist rental business.

It has built-in video surveillance - surveillance type AI in cloud.

The villa is surrounded by a beautiful green area with automatic grass sprinklers and automatic outdoor lighting.

Nearby there is an elementary school, a shop and cafes.

Close to the Adriatic sea and the National Park Brijuni - Fažana is 14 km away, Pula is 16 km away, Rovinj is 25 km away.

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>:  
5000 €

Average price/m<sup>2</sup> of this type  
in this region:  
3542 €

Median price/m<sup>2</sup> of this type  
in this region:  
3348 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4368 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



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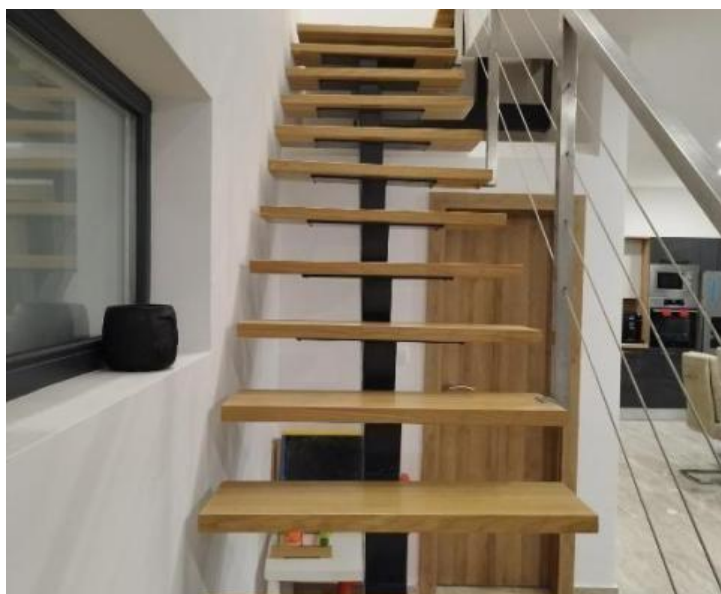
## Svetvinčenat, Istria





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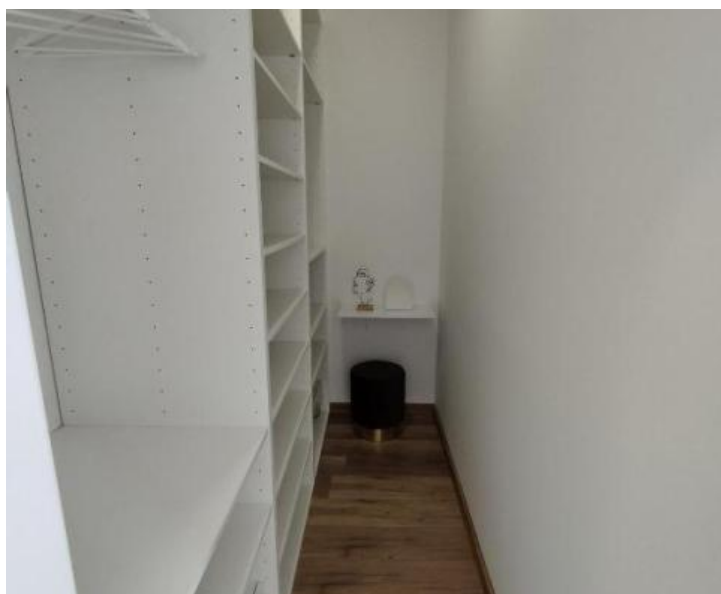
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