

# Villa

## Sovinjak, Buzet, Istria



<b>Ref</b>	RE-U-25822
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Sovinjak, Buzet
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	161 sqm
<b>Plot size</b>	876 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 395 000

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Wonderful new villa in Sovinjak, Buzet!  
Total area is 162 sq.m. land plot is 876 sq.m.

This beautiful villa, situated on a hill near Buzet and surrounded by greenery, is designed as an open space area consisting of a living room with a dining area and a kitchen overlooking the pool, as well as one bedroom and a bathroom with a guest toilet on the ground floor.

On the first floor of the house, there are two bedrooms, each with its own bathroom, and the master bedroom also has a covered terrace with a beautiful view of the natural surroundings. The property boasts a plot of land measuring 876 square meters, featuring a 32 square meter pool with an outdoor shower and two parking spaces at the entrance. Given the size of the plot, it is possible to create additional amenities such as a summer kitchen or a children's playground.

The pool can be equipped, at an additional cost, with a water heating system to extend its usage period well into the autumn. The property price includes underfloor heating and air conditioning units for heating and cooling.

The house is being sold turnkey with landscaped landscaping of the entire property. The purchase is from a project by a reputable developer, with an expected completion date of 2024.

An ideal property for family living or tourist rental.

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>:  
2453 €

Average price/m<sup>2</sup> of this type  
in this region:  
3574 €

Median price/m<sup>2</sup> of this type  
in this region:  
3462 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4416 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3873 €

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