

## Svetvinčenat okolica-nova vila u istarskom stilu 187m2 s bazenom, Rovinj.

### House



#### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
Additional: office@europartner.hr  
Email:  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree  
move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Svetvinčenat okolica-nova vila u istarskom stilu 187m2 s bazenom
Property for:	Sale
House type:	detached
Property area:	187 m <sup>2</sup>
Lot Size:	766 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	595,000.00 €
Updated:	Jul 28, 2023

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2024

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Rovinj  
City area: Rovinj  
ZIP code: 52210

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner



## Parking

Number of parking spaces: 2

## Description

Description: In the vicinity of the historic Istrian town of Svetvinčent, we offer for sale a villa under construction, with a total net area of 187 m<sup>2</sup>, distributed over two floors: ground floor and first floor. The villa will be built on the edge of a small quiet place, as part of a complex with a total of 9 Mediterranean villas. Location with an open view to the southwest of the surrounding landscape. The villa will be built in the recognizable Istrian style, which includes natural materials such as wooden interior and exterior carpentry, wooden beams, and Istrian stone from that climate, which will decorate part of the facade. On the ground floor of the villa there is an open space with a spacious living room with a fireplace, a dining room and a kitchen with a view of the pool and access to a spacious covered terrace (45 m<sup>2</sup>), a bedroom with a bathroom, a storage room, a bathroom and a storage room. A summer kitchen with a fireplace will be built as part of the spacious covered terrace. From the terrace to the south there is a view of the pool and the surrounding landscape. While on the first floor there are two bedrooms, each with its own bathroom. The villa has a garden of 766 m<sup>2</sup>. The garden of the villa will be a landscaped lawn with planted Mediterranean plants. A swimming pool (32 m<sup>2</sup>) will be located in the landscaped garden. Custom ID: M-0551 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the

sales contract.

## Additional contact info

Reference Number: 464520  
Agency ref id: M-0551  
Contact phone: +385 (98) 923-6402