

## ISTRA - SVETVINČENAT predivna vila sa bazenom!, Svetvinčenat, House



### Seller Info

Name: Agencija Bagi Immobilien  
First Name: Agencija  
Last Name: Bagi Immobilien  
Company Name: Bagi Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://bagi-immobilien.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Fažana  
City area: Fažana  
Address: Istarska 10  
Mobile: 099 844 0297, 098 9655 281  
About us: BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title: ISTRA - SVETVINČENAT predivna vila sa bazenom!  
Property for: Sale  
House type: detached  
Property area: 294 m<sup>2</sup>  
Lot Size: 2000 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 5  
Price: 650,000.00 €  
Updated: Jul 21, 2024

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Svetvinčenat  
City area: Štokovci  
ZIP code: 52342

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Number of parking spaces: 3

Covered parking space: yes

## Description

Description:

The municipality of Svetvinčenat is located in the southern part of central Istria, with a total area of 79.74 km<sup>2</sup>, 2,202 inhabitants in 2011 and a density of 27.6 inhabitants / km<sup>2</sup>. It borders the Municipality of Kanfanar on the northwest, the Municipality of Žminj on the northeast, the Municipality of Bale on the west, the Municipality of Barban on the east, the Municipality of Vodnjan on the south, and the Municipality of Marčana on the southeast. In the area of the Municipality of Svetvinčenat there are entirely cadastral municipalities Svetvinčenat, Smoljanci, Bokordići, Štokovci, most of the cadastral municipality Juršići, as well as part of the cadastral municipalities Vodnjan and Filipana. This beautiful villa with pool is located in the small village of Stokovci. Since it is an Istrian village, the villa itself was built in the Istrian spirit. When we get to the villa itself, the first thing that can be noticed is the quality brick drywall 1.5 meters high, the drywall gives a real Istrian atmosphere to this villa. at the entrance there are 3 covered parking spaces and on the left we can see a row of olive trees and a lawn. At the entrance to the house (ground floor) we come to the entrance hall with a bathroom that leads us to a spacious living room with kitchen and dining room that has access to a large covered terrace (37 m<sup>2</sup>) with a view of the pool and fireplace. On the ground floor there is also a room with a double bed and an extra bed for one person and a bathroom. We descend the stairs to the basement where there are various facilities: fitness equipment, table tennis and billiards. stairs that lead us upstairs to the hall and we have three entrances to three spacious bedrooms with private bathroom, air conditioning, TV and one of them has access to a beautiful terrace overlooking the sea. The villa also has: - Alarm system as well as video surveillance from the outside - Heated pool size: 36m<sup>2</sup>, terrace around the pool is 100m<sup>2</sup> - Covered grill fireplace with table, size approx. 20m<sup>2</sup>. - children's multifunctional playground

size 7 consists of a swing, slide, climber and some other content. - 6-hole mini golf  
- multifunctional court (16x8m): football, basketball, volleyball - whirlpool tub  
2.15 x 2.15 m for 5 + 1 persons (covered) - irrigation of part of the lawn In the  
yard there is a small grove where there is a small resting place for warmer days.  
For all additional information and a tour of the property, contact us at +385 99 844  
0297 ID CODE: 119

### Additional contact info

Reference Number: 470371  
Agency ref id: 119