

## Svetvinčenat, okolica, prekrasna Villa na odličnoj lokaciji, Svetvinčenat, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Svetvinčenat, okolica, prekrasna Villa na odličnoj lokaciji  
Property for: Sale  
House type: detached  
Property area: 294 m<sup>2</sup>  
Lot Size: 1996 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 19  
Bathrooms: 6  
Price: 650,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2013.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Svetvinčenat

City area: Svetvinčenat  
ZIP code: 52342

## Permits

Building permit: yes

## Additional information

Energy efficiency: A+



## Parking

Covered parking space: yes

## Description

Description:

Svetvinčenat, surroundings, beautiful Villa with heated pool and jacuzzi. Beautiful Villa for sale near Svetvinčent. The medieval town of Svetvinčenat, located in the south of central Istria, is one of the jewels of Istria, where the tourist offer has been revived in recent years, especially through various events that take place in the extraordinarily attractive historical spaces of this town. This Villa with a total area of 294 square meters extends over three floors. In the basement there is an entertainment area, gym, bathroom, table football, table tennis, billiards and darts. Internal stairs lead to the first floor, where there is a living room with a kitchen and dining room, a bedroom with its own entrance hall and bathroom, and another guest bathroom. The living room leads to a covered terrace with a view of the swimming pool and garden. On the second floor, there are three more rooms, each with its own bathroom, and one room has access to a balcony with a view of the pool and the sea in the distance. All rooms have air conditioners and SAT/TV. A central heating system is provided throughout the building. The villa is fully furnished and equipped with modern furniture, and is being sold as such. On the spacious garden of 1996 square meters, there is a large heated swimming pool, a sun deck, a covered grill fireplace with a sitting table, a jacuzzi, covered parking for two cars, and additional parking for two more vehicles, a children's playground with swings, a slide and a climbing frame. There are also additional facilities such as mini-golf, multifunctional field (16x8m) with mini football, basketball, volleyball. The yard is surrounded by a 1.2m to 2m dry stone wall, so peace and privacy are guaranteed here. The villa has an alarm system and video surveillance. It is categorized for 8+2 people, and is rented during the season and has excellent occupancy. The property is located in a very attractive location in the very center of the Istrian peninsula, surrounded by villas and holiday homes, and in addition to the location, the quality and facilities offered by the property make it an excellent opportunity for investment in the tourist rental business, which ensures the new

owners a return on the invested money through rent. ID CODE: 2003-472

### **Additional contact info**

Reference Number: 483153  
Agency ref id: 2003-472  
Contact phone: +38552210824