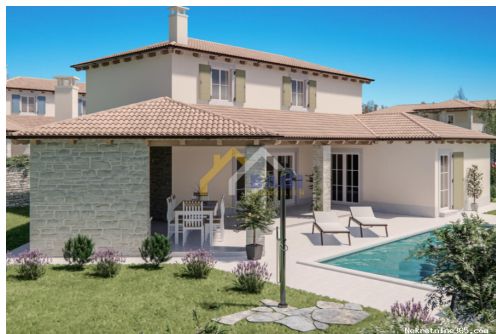


## SVETVINČENAT - naselje vila u srcu Istre!, Svetvinčenat, House



### 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:	<a href="https://bagi-immobilien.hr/">https://bagi-immobilien.hr/</a>
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:	SVETVINČENAT - naselje vila u srcu Istre!
Property for:	Sale
House type:	detached
Property area:	167 m <sup>2</sup>
Lot Size:	766 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	4
Price:	575,000.00 €
Updated:	Nov 07, 2024

#### Condition

Newbuild:	yes
Built:	2023

#### Location

Country:	Croatia
----------	---------

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

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Heating

Central heating: yes



## Parking

Number of parking spaces: 2  
Covered parking space: yes

## Description

Description: The complex of Mediterranean villas with swimming pools is located in the small quiet village of Otočani, a few kilometers from Svetvinčenat and in the immediate vicinity of the Istrian Epsilon (highway) of only 4 km. The distance from larger cities such as Pula is 30 km and Rovinj is only 20 km, which gives residents proximity to urban areas and the sea, but at the same time the possibility of living in the peace and quiet of a charming Istrian village. The houses are oriented to the south and are open to light and sun almost all day, while at the same time ensuring maximum privacy for each individual house. The house named Margerita consists of an entrance hall, 3 bedrooms, 4 bathrooms, toilet, kitchen, dining room, kitchen pantry, living room, boiler room for central heating, additional storage room-external storage that is intended for the maintenance of the garden and the pool engine room. The house also has an outdoor summer kitchen with a grill. The house was built in a typical Istrian style, where the emphasis was placed on the materials with which such houses were built once upon a time. Wooden roof, stone wool insulation, Istrian bath tiles. Demit facade with a thickness of 10 cm, which comes on the facade in combination with stone. Underfloor heating is planned on the ground floor and on the first floor. Cooling air conditioners (each room + living room) The plot is 766 m<sup>2</sup>, the square footage of the living space is 167 m<sup>2</sup> net. The dimensions of the pool are 8x4 m, the beach of the pool is paved with stone. Covered parking for two cars paved with gravel. The entrance gate to the

village is powered by an electric motor, remotely controlled. Internal and external wooden carpentry. Ceramic floors, stone stairs, wrought iron handrails and railings. The settlement is just starting construction, and the first villas will be ready at the beginning of 2024. We are currently accepting reservations for the following. For additional information, contact the agent at +385 99 844 0297 (Danijel Ilić) or at +385 98 172 9339 (Mara Benčić) ID CODE: 2981

### Additional contact info

Reference Number: 487014  
Agency ref id: 2981  
Contact phone: 0911509059