

## Središnja Istra, 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  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Središnja Istra, prekrasna Villa na odličnoj lokaciji  
Property for: Sale  
House type: detached  
Property area: 179 m<sup>2</sup>  
Lot Size: 796 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 12  
Bathrooms: 4  
Price: 610,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2018.

#### 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

## Description

Description: Central Istria, we are selling an exclusive Villa with a swimming pool only 8 kilometers from the beautiful medieval town of Svetvinčent. This beautiful Villa of high-quality construction and excellent equipment is designed as a two-story house, with a total area of 179 m<sup>2</sup>. Upstairs there are three bedrooms with their own bathrooms, and two of them have access to separate balconies with a beautiful view of the surrounding landscape. The ground floor includes a fully equipped kitchen, a dining room and a comfortable living room with access to a covered terrace where there is an outdoor kitchen and a dining table with a view of the beautiful garden and swimming pool. On the ground floor there is also a guest toilet and another en-suite bedroom with direct access to the pool beach. The house is equipped with top quality furniture and appliances and is being sold as such. The design of the interior and exterior is perfectly interwoven with an emphasis on natural materials - wood and stone, which erases the border between the outside and inside space and ensures a great atmosphere for staying in this beautiful Villa. The villa was built in 2018 and has been rented for tourists during the summer season since then. It was maintained with great care and in the meantime a new facade was made, the complete pool equipment was changed and external automatic lighting was installed. New air conditioners were installed in all rooms and in the living room for additional atmosphere during the winter months, a built-in wood-burning fireplace was also installed. The yard covers 796 m<sup>2</sup>, it is completely fenced with an automatic gate at the entrance. Very easy to maintain with planted Mediterranean herbs and olives. The center of activity during the summer months is definitely the beautiful 39 m<sup>2</sup> saltwater swimming pool with an arranged sunbathing area next to which there is a lounge area for relaxation. This property is definitely recommended by the agency due to its quality, equipment and location. The microlocation is very suitable for tourist rentals, and the Villa itself is surrounded by luxury vacation homes. An ideal opportunity to acquire a top-quality property in the heart of beautiful Istria. ID CODE: 2003-532

## Additional contact info

Reference Number: 508841  
Agency ref id: 2003-532