

ISTRA, SVETVINČENAT - Moderna prizemnica s bazenom, okružena prirodom, Svetvinčenat, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, SVETVINČENAT - Moderna prizemnica s bazenom, okružena prirodom
Property for:	Sale
House type:	detached
Property area:	220 m ²
Lot Size:	895 m ²
Bedrooms:	4
Bathrooms:	4
Price:	890,000.00 €
Updated:	Sep 27, 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
Ownership certificate:	yes

Heating

Central heating:	yes
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Parking

Number of parking spaces:	3
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Description

Description:	ISTRIA, SVETVINČENAT - Modern one-story house with swimming pool, surrounded by nature As if from a fairy tale, the lovely Renaissance town of Svetvinčenat is located on a rugged plateau surrounded by forests, pastures and
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vineyards. Svetvinčenat is located at 310 meters above sea level in the south of central Istria and is dominated by one of the most beautiful Renaissance squares in the country and the oldest and best preserved medieval castle in Istria. There are 22 settlements in the municipality of Svetvinčenat, which is adorned with natural beauty, rich historical and cultural heritage, artistic manifestations and food and gastronomy tourism. A modern one-story house with a swimming pool is for sale, located in a traditional Istrian village, yet close enough to urban centers for quick access to all amenities. The villa is located in a quiet location and offers privacy and relaxation in untouched nature and is only a few minutes' drive from Svetvinčent, offering you the perfect balance between peaceful country life and proximity to larger cities. The distance to Vodnjan or Barban is about ten kilometers, while the distance to Pula, a famous city with a rich history and diverse offer, is only twenty kilometers. This extremely favorable location allows you to easily connect with larger city centers and all their amenities. The house is spread over a plot of 895 m², and the total area of the building itself is 220 m². The villa consists of an entrance hall, a bathroom, a laundry/storage room, a boiler room, a spacious hall with a playroom, three bedrooms with private bathrooms and direct access to the sunbathing area and a beautiful swimming pool, a living room with a dining room and an open space concept kitchen. A direct exit from the living room leads you to a covered terrace and a sun deck with a swimming pool, where you will enjoy the peace and quiet offered by this exceptional new building. When you enter this home, you will immediately notice the quality of the decoration and materials. All the floors are covered with ceramics, and during the winter you will enjoy the underfloor heating, which you regulate via the heat pump. Air conditioners are installed in every room to ensure optimal conditions for heating and cooling throughout the year. The house also uses solar collectors for hot water and has a 300 liter boiler. Solar collectors can also serve as an additional option for underfloor heating with a heat pump, thus reducing heating costs. There is a swimming pool with a total area of 35 m² in the beautifully landscaped garden. The base in the pool is made of ceramic tiles, and the pool also has an electrolysis system (salt water). Preparations have been made for heating the pool. A spacious covered summer kitchen with a total area of 30 m² is located near the pool. The summer kitchen is fully equipped and has a large fireplace, grill, water and other devices you need to enjoy with family and friends. In the extension there is a garden that you can use according to your wishes. The house has three parking spaces. The insulation on the house is 10 cm. The ground floor has satellite television, internet and preparation for video surveillance. This beautiful one-story apartment comes with quality furniture, which is included in the price. The kitchen is equipped with modern and high-quality appliances. The exterior joinery is made of PVC with three-layer glass, while the exterior lighting creates a wonderful atmosphere in the evening. This house is ideal for those who like to live in a beautiful natural environment, with comfort and top appliances. Due to its isolated and quiet location, hidden from view, this is an ideal opportunity for a quiet family life, rest and relaxation or as an investment for rental for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Business

Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 23258

Additional contact info

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