

Istra, Svetvinčenat, okolica, moderna katnica sa četiri spavaće sobe i bazenom, panoramski pogled, Svetvinčenat, House



Seller Info

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About us: Weiba Immobilienmanagement

is a German company based in the mountain town of Freiberg in Germany. We have more than 20 years of experience in buying, selling and managing real estate. This competence, as well as clients' interest in investing capital in the real estate market in Croatia, led to the desire for growth and the need for direct access and participation in the local market in Croatia.

With the founding of the Weiba Adria agency, a Croatian branch based in Vodnjan/Istria, we decided to use all the advantages of both markets. The focus is always on the goals of providing high-quality offers and comprehensive support in the sale, purchase

and rental of acquired real estate. Our team consists of trained and licensed agents who speak Croatian and German as their mother tongue. Our goal is to provide professional service and the necessary legal support. We accompany every step from the purchase to the leasing of real estate. Our vision is to enable the customer a special and unforgettable experience in the process of searching, finding and buying real estate. We offer support at every step of the purchase and a full service from a single source. In addition to the purchase or sale of all types of real estate, our offer also includes additional services tailored to each client according to their needs.

Listing details

Common

Title:	Istra, Svetvinčenat, okolica, moderna katnica sa četiri spavaće sobe i bazenom, panoramski pogled
Property for:	Sale
House type:	detached
Property area:	200 m ²
Lot Size:	550 m ²
Number of Floors:	1
Bedrooms:	10
Bathrooms:	4
Price:	800,000.00 €
Updated:	Sep 20, 2023

Condition

Newbuild:	yes
Built:	2022

Location

Country:	Croatia
State/Region/Province:	Istarska županija

City: Svetvinčenat
City area: Smoljanci
ZIP code: 52342

Permits

Building permit: yes
Ownership certificate: yes



Additional information

Energy efficiency: A

Parking

Number of parking spaces: 3

Description

Description: Istria, a modern one-story house for sale in a small town near Kanfanar and Svetvinčenat. The villa is located in a quiet part of the town, surrounded by nature and a beautiful panoramic view. Gross area of 200 m² located on a fenced plot of 550 m². Start of construction - in 2022 with quality materials and execution; aluminum carpentry, Italian ceramics, modern heating and cooling systems - fan coolers, floor heating using a heat pump. On the ground floor there is a living room, kitchen, dining room with access to the terrace, toilet, pantry - boiler room. Upstairs are four bedrooms, each with a wardrobe and private bathroom. Two rooms have access to the terrace. Garden - beautiful 40 m² swimming pool with sun deck, three parking spaces, horticulture. On the spacious terrace of 40 m² there is enough space to create a summer kitchen as desired. The villa is sold furnished! It is currently being completed. Expected completion 01/2024. A perfect vacation property not far from the first beaches and amenities, yet in complete peace and nature. Distance from the historic town of Svetvinčenat (restaurants, bars, shops) - 2 km Distance from the nearest beach (Rovinj) - 17 km Distance from the first larger town - 15 km Good road connection with other cities in Istria. The exit/entrance to the highway is a few km away. ID CODE: 70

Additional contact info

Reference Number: 518454
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