

## ISTRA, SVETVINČENAT - Kamena vila sa bazenom u minom okruženju. Svetvinčenat, House



### Seller Info

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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  
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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 - Kamena vila sa bazenom u minom okruženju
Property for:	Sale
House type:	detached
Property area:	230 m <sup>2</sup>
Lot Size:	1367 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,300,000.00 €
Updated:	Nov 12, 2024

### Condition

Built:	2015
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### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Covered parking space:	yes
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### Description

Description:	ISTRIA, SVETVINČENAT - A stone villa with a swimming pool in a mine environment The Renaissance town of Svetvinčenat is one of Istria's jewels with a rich tourist offer and numerous events that take place in the extraordinarily attractive historical spaces of this town. Savičenta is adorned with the Renaissance square "Placa" with the Morosini-Grimani castle, a symbol of the place itself and
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one of the most important fortifications of the Venetian army of that time in Istria. An important part of the cultural heritage of Svetvinčent are the preserved and highly valued remains of the wall frescoes found in the small church of St. Vincent near the city cemetery and in the church of St. Catherine. This special town with a rich tradition, its interesting and diverse programs, the most prominent of which are the Medieval Festival, the Cheese Festival and the Dance and Non-Verbal Theater Festival, attracts numerous visitors every year. This luxury villa is located in a quiet, smaller place in the vicinity of Svetvinčent, almost isolated, considering that it is surrounded by only two holiday houses and nature and greenery. It is located in the immediate vicinity of the tourist centers of Istria. The villa is located on a plot of 1702m<sup>2</sup>, of which 1367m<sup>2</sup> belongs to the garden, while the rest of the land has a villa, a swimming pool, an auxiliary building with a bathroom and enough space for parking. The villa itself consists of an open space where there is a kitchen, dining room and living room with a fireplace and access to the terrace, sunbathing area, swimming pool and summer kitchen. On the ground floor of the house there are two bedrooms, a guest toilet and two bathrooms, while on the first floor of the house there is another bedroom and a bathroom. The house is heated by underfloor heating, while cooling is provided by five air conditioners. This villa is in a successful tourist rental and as such is a safe return on investment, while due to the luxury and privacy it provides, it could be someone's dream home or a dream vacation oasis. Dear clients, the agency commission is charged in accordance with the General Business Conditions

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24430

## Additional contact info

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