

SVETVINČENAT - ISTRA, KVALITETNA NOVOGRADNJA S BAZENOM,

243 M2, Svetvinčenat, House



Seller Info

Name: **Smart Invest Immobilien** info@smart-invest.hr E-mail:

First Name: Smart

Last Name: **Invest Immobilien**

Smart Invest Immobilien Company

Name:

Service Type: Selling and renting

Website: http://www.smart-invest.hr/

Country: Croatia

Region: Primorsko-goranska županija

City: Opatija City area: Opatija 51410 ZIP code:

Address: Ive Kirigina 1 Mobile: 099/320-0008

Founded and owned by luxury About us:

> real estate broker Milan Mandić, Smart Invest

Properties is a top-producing luxury real estate agency in Europe - Croatia - Riviera of Opatija offering clients

white-glove treatment, innovative marketing strategies,

integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his

extensive, unparalleled expertise in the Croatia –



Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is woorking on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties - Real estate agency participate in many local and international Real estate Fairs (Rexpo show - Zagreb - Croatia, **International Moscow Property** Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

Listing details

Common

Title: SVETVINČENAT - ISTRA, KVALITETNA NOVOGRADNJA S BAZENOM,

243 M2

Property for: Sale House type: detached Property area: 243 m² Lot Size: 1001 m²



Bedrooms: 5
Bathrooms: 4

Price: 590,000.00 € Updated: Oct 24, 2023

Condition

Built: 2021

Location

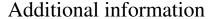
Country: Croatia

State/Region/Province: Istarska županija City: Svetvinčenat City area: Svetvinčenat

ZIP code: 52342

Permits

Building permit: yes Ownership certificate: yes



Energy efficiency: In preparation

Description

Description: ISTRIA - SVETVINČENAT vicinity, for sale is a modern new villa with 4

bedrooms and swimming pool, 10 km to the sea. This new, high-quality villa is situated on an excellent location, close to shops, cafes, church etc., located between the beautiful medieval towns of Svetvinčenat and Vodnjan in

between the beautiful medieval towns of Svetvinčenat and Vodnjan in south-central Istria. It is about 10 kilometers away from the sea and the beaches in

Barbariga, Peroj, and Fažana. Distance to the city of Pula (center and airport) - 17 km, Rovinj - 29 km, Zagreb - 240 km... The villa with a total area of 243 m2 (with terraces) is located on a land plot of 1,001 m2. Living area of the house is 167 m2 (living room with kitchen and dining room, 4 bedrooms, each with en-suite bathroom and access to a terrace). The villa is equipped with 5 air conditioners, electric underfloor heating and an internal solid fuel fireplace, video surveillance (Hikvision), Ajax alarm system (all rooms are covered with IR sensors and fire sensors). The ground floor opens into a spacious terrace with a place for barbecue

and to a 40 m2 (10 x 4 m) swimming pool with a whirlpool. The yard is completely fenced and equipped with various facilities for play and entertainment.

The annual yield based on 14 weeks of renting a house is approx. 35,000 -

40,000€ net. If you are looking for a safe investment with an excellent return, this is a great property! Take advantage of the reduced price! Clear ownership. For

more information and a viewing appointment call: +385/99/320-0011 ID CODE:

14510





Additional contact info

Reference Number: 529830 Agency ref id: 14510