

## Atraktivna villa u Štokovcima, Svetvinčenat, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                   |                               |
|-------------------|-------------------------------|
| Title:            | Atraktivna villa u Štokovcima |
| Property for:     | Sale                          |
| House type:       | detached                      |
| Property area:    | 130 m <sup>2</sup>            |
| Lot Size:         | 885 m <sup>2</sup>            |
| Number of Floors: | 1                             |
| Bedrooms:         | 4                             |
| Bathrooms:        | 3                             |
| Price:            | 622,500.00 €                  |
| Updated:          | Apr 15, 2024                  |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2021 |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |    |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 3 |
|---------------------------|---|

## Description

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In the idyllic surroundings of the village of Boškari, not far from the historic town of Svetvinčenat, there is an enchanting villa that offers an exceptional combination of peace and greenery, while also being close to the colorful cities of Pula, Poreč and Rovinj. This unique property is not just a house, but an opportunity to live, relax or take over a successful tourism business, with an impressive four-star categorization. The house, as a new building, shines in excellent condition thanks to regular maintenance. The net area of the villa is 130 square meters, with an upper terrace of 32 square meters and a covered lower terrace of 20 square meters, which extends to the sun deck with a 30 square meter swimming pool. The property is located on a spacious plot of 890 m<sup>2</sup>, surrounded by colorful hedges and olive trees, and the yard is illuminated and equipped with an irrigation system. In addition to the attractive location, the villa stands out as a smart house, using a heat pump and underfloor heating for comfortable heating, while air conditioners are distributed in all rooms and the living area for effective cooling during the summer months. Video surveillance, a built-in alarm system, and electric sliding doors controlled via apps and remote keys ensure complete security. The first floor of the house offers a spacious entrance area, an open space kitchen with an island and a dining room, a living room, a bedroom, a bathroom, a staircase, a storage room and a technical area. The second floor includes another spacious bedroom, each with its own bathroom and access to the airy terrace. In addition, the property includes a wooden house for storage. The swimming pool, illuminated and with the option of heating via a heat pump, additionally completes the luxurious atmosphere of this beautiful villa. ID CODE: IS1510351

## Additional contact info

Reference Number: 547071  
Agency ref id: IS1510351