

MAGIČNA VILLA U IZGRADNJI, 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>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
Fax: +385 51 341 081
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:	MAGIČNA VILLA U IZGRADNJI
Property for:	Sale
House type:	detached
Property area:	326 m ²
Lot Size:	1227 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	1,600,000.00 €
Updated:	Apr 15, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

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

Parking

Number of parking spaces:	2
---------------------------	---

Description

Description:

SVETVINČENAT - luxury villa for sale 100m from the center of town. The house consists of 326.29 m², ground floor + first floor. This villa has impressive contents and functions, combining high-tech heating, cooling and ventilation systems with superior materials and equipment. In addition, the layout of the space provides a variety of rooms for different needs and comfort. There is a possibility of installing an elevator, which further increases the functionality and adaptability of the house. First-class parquet will be installed in the rooms, while the highest quality ceramics will be installed on the ground floor. The entire house exudes luxury and functionality with carefully selected details such as a hanging fireplace, sauna with shower, jacuzzi with access to the pool, and a gym for maximum comfort. A large open living space with all facilities is located on the ground floor, which includes a living room, a kitchen with a dining room, and a gym, sauna and jacuzzi with a common separate bathroom of the highest standards. The living room leads directly to the swimming pool with sun deck and summer kitchen. A beautiful detail that decorates the house and gives it personality is the large glass wall that stretches from the ground floor to the highest point of the house. A spacious staircase with plenty of light that penetrates through a large glass wall leads to the 1st floor of the house, where there are 4 bedrooms each with its own bathroom, two of which are master bedrooms and have their own terraces. Covered parking space on the 1st floor adds practicality and functionality. **TECHNICAL CHARACTERISTICS OF THE HOUSE:** Joinery: PVC inside, aluminum outside. The thickness of the glass is 4.5 cm. Facade: German manufacturer STO. Styrofoam thickness 15 cm with additional self-pouring coating. Heating: The entire house will be equipped with underfloor heating with Viessmann heat pumps. Cooling: Ceiling cassettes, ducted air conditioning, divided into 2 trials and one dual Bosch brand. Swimming pool: Swimming pool heating using a heat pump. Ceramics in the pool. Sanitary facilities: Shells and sinks of the famous brand Laufen. Water mixers (pipes/spouts) of the designer line AXOR ONE by Hansgrohe in matte black color. The freestanding bathtubs and shower cabins in the two master bedrooms will also be an exclusive Laufen line. Ownership in order. Completion of construction; 04/2024 year. For a viewing and a pleasant experience of buying real estate, contact me with confidence: FILIP MARIĆ Licensed agent Mobile: +385 91/335-5350 filip.maric@dogma-nekretnine.com ID CODE: IS1510415

Additional contact info

Reference Number: 548188
Agency ref id: IS1510415