

## Svetvinčenat, Smoljanci - prodaja kuće sa bazenom!, 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:	Svetvinčenat, Smoljanci - prodaja kuće sa bazenom!
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	897 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	3
Price:	825,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	Sale of Modern House with Pool on the Outskirts of the Village - a Blend of Tradition and Luxury! Are you enchanted by the idea of living in a beautiful house facing southwest with a private pool? Then this property is perfect for you! On the outskirts of the village and urbanization, this house offers a perfect combination of a peaceful environment and the comfort of modern living. Key Features of the House: Area: Spacious house with a 40 m <sup>2</sup> pool offers an ideal space for family living and entertainment. Orientation: Perfectly facing southwest, ensuring abundant sunlight throughout the day. Construction Planning: Possible start of
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construction is planned for 2024, giving you the opportunity to customize the house according to your own preferences. Interior Spaces: Ground Floor: Living room connected to a spacious kitchen and dining area, one bedroom with a private bathroom, toilet, boiler room, and an auxiliary building. First Floor: Two elegant bedrooms, each with a private bathroom. Construction and Materials: Heating and Cooling: Inverter air conditioners provide comfort throughout the year. Windows: High-quality PVC windows as an alternative to wood. Flooring: Ceramic tiles in common areas, parquet in bedrooms. Pool: In the backyard, there is a spacious tiled pool, providing refreshment and enjoyment. Additional Amenities: Underfloor heating, collectors, and a solar power plant in the first phase of construction. Spacious yard with automatic irrigation, an ideally maintained lawn. Parking for two to three cars. Modern entrance gates with automatic opening. Fencing for complete privacy and security. This house not only offers a high-quality living space but also serves as an investment in your future. The house can be purchased in the shell stage, providing an opportunity to further customize the space according to your preferences. For additional information or to schedule a viewing, feel free to contact us at +385 95 88 09 208 - Katarina Vlašić. Email: [katarina.vlasic@dogma-nekretnine.com](mailto:katarina.vlasic@dogma-nekretnine.com) Agency ID Code: IS1510564 ID CODE: IS1510564

### Additional contact info

Reference Number: 551260  
Agency ref id: IS1510564