

## OBITELJSKA KUĆA S BAZENOM U CENTRU MJESTA, Svetvinčanat.

### 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  
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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:	OBITELJSKA KUĆA S BAZENOM U CENTRU MJESTA
Property for:	Sale
House type:	detached
Property area:	126 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Bedrooms:	11
Bathrooms:	2
Price:	570,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2021
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### 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
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### Parking

Garage:	yes
Number of parking spaces:	3
Covered parking space:	yes

## Description

### Description:

The historic town of Svetvinčenat is located in the southern part of central Istria. The town itself has 3 names for the same place; Svetvinčenat, Savičenta and San Vincenti, which is the starting point of his name patron, St. Vincentius. Just a few hundred meters from the very popular symbol of the city, the "Morosini Grimani" castle, this beautiful family house. The house is located on a plot of 700 m<sup>2</sup>, while the house itself extends through 126 m<sup>2</sup>. The house consists of a basement, ground floor and first floor. The basement is in reality a tavern, that is, a space reserved for celebrations, socializing with friends, family and guests, a kitchen and dining area, and it has one bathroom and a garage with a boiler room. Upon entering the ground floor, there are custom-made built-in wardrobes in the hallway, which fit perfectly into the design, we continue towards the kitchen with a dining area and a living room with direct access to a spacious terrace. One part of the terrace is covered, while the other is ideal for sunbathing in the summer months, given that the entire house and plot in a nice and sunny place. There is one bedroom and a toilet on the ground floor. The stairs lead us to the first floor and the more intimate part of the house, which is reserved for 4 bedrooms and one bathroom. The radiator heating system runs through the whole house, the heating is on pellets, while there is also another small one in the living room. wood stove for a better atmosphere on winter days. In front of the house there is a lawn that could be an ideal place to build a swimming pool and beach, given that it is beautiful and sunny part, while the side part of the garden can be planted with 2-3 olive trees for aesthetics or converted into a smaller garden for planting domestic products. The house is in a beautiful location, surrounded by houses and villas for vacation, and it is also important to note that it has a good connection between larger cities and tourist centers, Rovinj, Pula and Labin, i.e. Rabac. Given that this is a family house and a new building, the owners point out that it was built at a very high level, especially from the reason they did it for a living, housing, which can be seen and felt from the attached. Ownership is neat 1/1 with all necessary documentation.  
FOR MORE INFORMATION, CALL THE NUMBER: 0913355350 FILIP MARIĆ ID CODE: IS1510771

## Additional contact info

Reference Number: 556486  
Agency ref id: IS1510771