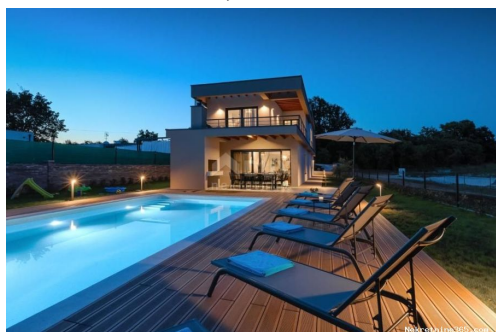


## ISTRA, SVETVINČENAT-novosagrađena vila sa grijanim bazenom! Svetvinčenat, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA,SVETVINČENAT-novosagrađena vila sa grijanim bazenom!
Property for:	Sale
House type:	detached
Property area:	272 m <sup>2</sup>
Lot Size:	846 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	880,000.00 €
Updated:	Jul 10, 2024

### Condition

Built:	2023
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA, SVETVINČENAT - newly built luxury villa with heated pool! Svetvinčenat, a beautiful place located in the south-central part of Istria, more precisely halfway between Pula and Pazin. A place known for its beautiful greenery, forests, pastures, vineyards and the castle in the center of the town. This modern, elegant villa with a spacious garden measuring 846m <sup>2</sup> is located just a few kilometers from the town center. The area is 272 m <sup>2</sup> distributed through the ground floor and the first floor. The ground floor of the house consists of an open
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space that includes a spacious living room, an equipped kitchen and a dining room with enough space for ten people. On the ground floor there is also a bedroom with its own bathroom, providing comfort and privacy. An additional toilet is also located on the ground floor, which is a practical solution for everyday use. On the first floor of the villa, there are four bedrooms with their own bathrooms. Each bedroom is equipped with a TV and air conditioning, mosquito nets on the windows, exit to the terrace. On the fully maintained and fenced garden there is a swimming pool (lined with ceramics), heated, size 50m<sup>2</sup>, with complete enjoyment in untouched nature. The pool is heated via heat pumps. The beach around the pool is lined with decking. The house is heated with nine air conditioners, while the bathrooms of the bedrooms have electric underfloor heating. This modern villa in Svetvinčent is the perfect combination of luxury and comfort. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26821

### Additional contact info

Reference Number: 559043  
Agency ref id: 26821