

ISTRA, SVETVINČENAT - Novosagrađena topla obiteljska prizemnica, Svetvinčenat, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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 topla obiteljska prizemnica
Property for:	Sale
House type:	detached
Property area:	101 m ²
Lot Size:	430 m ²
Bedrooms:	4
Bathrooms:	3
Price:	467,000.00 €
Updated:	May 30, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 4

Description

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ISTRIA, SVETVINČENAT - Modern newly built family house located in a small village near the historical center of Svetvinčen. We are proud to present this quality newly built family house, located in a small village in the immediate vicinity of the historical and important center of Svetvinčen. It is a quality property, built for the owner's needs with the goal of a year-round safe and peaceful stay. The villa was built at the end of 2023, and within its 101 m² of living space, it offers you everything you need for a safe and peaceful stay or an ideal vacation with friends and family.

DESCRIPTION OF THE PROPERTY; Upon entering the villa, we find ourselves in the main "open space" area where there is a comfortable living room, a dining room and a fully equipped modern kitchen with a small island. Next to the kitchen is a large storage room that also serves as a technical room. The entire space is flooded with natural light throughout the day, and this is helped by larger windows and a glass wall through which access to the outside covered terrace, where the dining table is located, and the professional summer kitchen with barbecue. The terrace is half the length of the house, and is an ideal place to relax with company and have fun with friends and family. There are 3 separate bedrooms in the private part of the house, one of which is the master bedroom with its own bathroom and walk-in closet, while the other two bedrooms share a larger bathroom. Another bathroom is hidden on the already mentioned covered terrace, which is used during the stay in the yard and at the pool. The yard is integrated into the design of the house, so it is arranged with the application of modern and simple solutions in order to make its maintenance as easy as possible. It is completely fenced and hidden from view. The central part of the yard is occupied by a swimming pool, which is ideal for relaxing during the warmer months of the year. There is also enough parking space for 2 to 3 cars, which will be covered later.

ADDITIONAL INFORMATION; * This is a quality family house that the owners first built for their own needs, which means that it is not a property that is exclusively used for tourist rental purposes. * In addition, the house is equipped with smart inverter air conditioners that can be used to heat and cool the space, and every room is air-conditioned. * The house also has underfloor heating in all rooms with a heat pump. * It is sold fully furnished * The house also has an attic space, which is accessed by folding stairs, and which is used as additional storage

LOCATION DESCRIPTION; The house is thus located in a smaller settlement near the historical center of Svetvinčen. It is surrounded by family houses and holiday villas, which makes this place ideal for a year-round stay. Shops, drugstores, super markets and everything else that is needed for a peaceful and safe stay are only an 8-minute easy drive from the house. Numerous restaurants, taverns and cafes are located in the immediate vicinity, and considering that this is the central part of Istria, there are a large number of restaurants and taverns offering home-grown food. Svetvinčenat as a municipality is known not only for

its gastronomic offer, but also for its many cycling paths and walks that wind through picturesque Istrian villages, vineyards and olive fields, and you can also enjoy horseback riding and adrenaline-pumping quad rides. In the immediate vicinity of the house is the town of Vodnjan, which will surely attract you with its special and unusual offer, and is only a 15-minute drive away, while the must-see beaches are only 20 minutes away. It is a quality real estate worthy of your attention, in addition to representing a real warm family home, it can also represent a top business opportunity with a secure return on investment. For any additional information, necessary data or wish to organize a viewing appointment, please feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 27024

Additional contact info

Reference Number: 563137

Agency ref id: 27024