

## ISTRA, SVETVINČENAT - Ekskluzivna vila na izvrsnoj lokaciji, 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 - Ekskluzivna vila na izvrsnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	670 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	799,999.00 €
Updated:	Jul 11, 2024

### Condition

Newbuild:	yes
Built:	2021

### 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:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

Istria, Svetvinčenat, modern villa with swimming pool, surrounded by greenery in a quiet settlement Living area 160m<sup>2</sup> Land 660m<sup>2</sup> The villa is located 15 minutes from the sea in a quiet and green environment of the Municipality of Svetvinčenat. It extends over two floors with a large and well-kept garden, and parking for at least 4 cars. On the ground floor there is a fully equipped kitchen (double ice-maker fridge, coffee machine, kettle, microwave, oven, dishwasher, smoothie maker, toaster, etc.) In the extension there is a dining room with a beautiful wooden table for 8 people. , a storage room with a washing machine/dryer, and a guest toilet. The living room connected to the dining room is decorated with modern chesterfield furniture, a fireplace and Hi-Fi quality audio system Denon home cinema, and led lighting that gives a special atmosphere - carried throughout the entire lower floor. Underfloor heating and air conditioning devices are installed for optimal temperature and comfort at any time of the year. The view through the large glass walls that provide natural light and superior insulation of sound and heat, looks towards the outside area consisting of a covered terrace with luxury garden furniture, a Broil King grill and Bose speakers, a swimming pool decorated with a large sunbathing area and a place to relax, an outdoor shower and a beautiful green area complete with olive trees and palm trees. For fans of night swimming, the pool is equipped with night lighting. From the additional content, there is a basket for basketball, a trampoline and a slide for children, and a wooden house in which there is a gym, which can also be used as a storage room. The villa is surrounded by a beautiful green area with automatic grass sprinklers and automatic outdoor lighting. On the upper floor, there are three bedrooms that provide privacy and comfort for guests and their owners, and are equipped with TV and air conditioners, a desk, two bathrooms with underfloor heating (one of which is in the master bedroom) and a walk-in shower. . The master room is decorated with its own bathroom, walk-in closet and terrace. The villa has a 4\* classification and a well-established tourist rental business. It has built-in video surveillance - surveillance AI in cloud. Nearby there is an elementary school, a shop and cafes. Close to the sea and the National Park Brijuni - Fažana 14km, Pula 16km, Rovinj 25km Information about the building: New construction Permits and certificates: Ownership certificate, construction and use permit Other facilities and areas: yard/garden, barbecue, swimming pool, wooden house. 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: 27120

**Additional contact info**

Reference Number: 563479

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