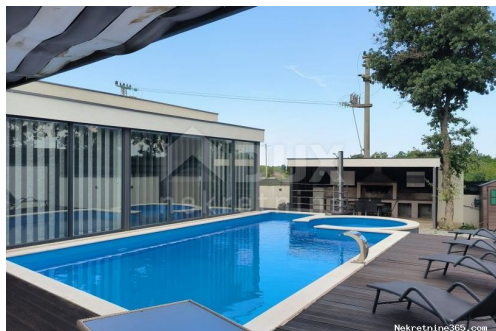


## ISTRA, SVETVINČENAT - TOP prizemnica s bazenom, Svetvinčenat, House



### 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 - TOP prizemnica s bazenom
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	750 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	450,000.00 €
Updated:	Oct 12, 2024

### Condition

Newbuild:	yes
Built:	2020

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking	4

spaces:

## Description

Description:

ISTRIA, SVETVINČENAT - TOP ground floor house with swimming pool The Renaissance town of Svetvinčenat is one of Istria's jewels with a rich tourist offer and numerous events held in the attractive historical spaces of this town. Svetvinčenta is decorated with a Renaissance square with a castle, which is the symbol of the place itself. This special town with a rich tradition, with its interesting and diverse programs, the most prominent of which are the Medieval Festival, the Cheese Festival, and the Festival of Dance and Non-Verbal Theater, attracts many visitors every year. In one of the settlements in the Municipality of Svetvinčenat, this modern one-story house with a total living area of 200 m<sup>2</sup> is for sale, located on a plot of 750 m<sup>2</sup>. The ground floor consists of a modern kitchen with a dining room and a spacious open-concept living room with direct access to the terrace with a swimming pool and sun deck. The house has three bedrooms, one of which has its own bathroom and another shared bathroom. The house has a garage for two vehicles, and inside the garage there is also a technical room. In addition to the garage, there is also covered parking for 3-4 vehicles. The villa is fully furnished and is being sold as such. Each room is air-conditioned, but the current owners have provided other heating options with a combination of central oil heating and heat pump floor heating. The fully fenced yard decorated with natural green plants and hidden from all eyes, full of privacy, offers enough space for fun and escape from the fast-paced city lifestyle. There is also a 49m<sup>2</sup> swimming pool with a sun deck and a covered summer terrace in the garden. This one-story house is ideal for all those who want their own private corner of paradise in a peaceful environment, but can still enjoy a relaxed and modern lifestyle with proximity to various shops, restaurants, cafes, walks and much more. But it also represents an ideal opportunity for all those who are looking for the option of their own tourist investment with a safe return on their investment. Ideal property for investment for the purpose of tourist rental or for family life. 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: 28059

## Additional contact info

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