

## Svetvinčenat - Prekrasna kuća sa grijanim bazenom (50m2), Svetvinčenat, House



### Seller Info

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About us: Art Store d.o.o. is an authorized real estate agency based in Pula with a wide and quality real estate offer in Istria.

Our company was founded and has been operating successfully since 2016. We have a decision from the Ministry of the Economy to perform the activity of real estate brokerage and we are entered in the register of intermediaries at the Croatian Chamber of Commerce.

Reg No.: 186/2021

Privacy Policy:

### Listing details

#### Common

Title: Svetvinčenat - Prekrasna kuća sa grijanim bazenom (50m2)  
Property for: Sale  
House type: detached

Property area: 272 m<sup>2</sup>  
Lot Size: 846 m<sup>2</sup>  
Bedrooms: 10  
Bathrooms: 1  
Price: 1,000,000.00 €  
Updated: Jul 01, 2024

## Condition

Newbuild: yes  
Built: 2023

## Location

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

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 3

## Description

Description: Svetvinčenat, Savičenta, San Vincenti, three names of the same place that originate in the name of the patron saint, St. Vincentius. It is a Renaissance town located in the southern part of Istria between the cities of Pazin and Pula. Savičenta is an ideal choice for a family vacation because it offers a lot of facilities for the whole family in a peaceful and green environment. The town of Štokovci is located not far from Svetvinčet, and is approximately 25 km from Pula and Rovinj. In that place, a beautifully decorated villa with a heated pool is for sale, with a total living area of 270 m<sup>2</sup>, which extends over two floors. The pool is 50m<sup>2</sup> in size, with enough space for relaxing and socializing. The ground floor has an open concept and consists of a living room, a spacious kitchen of Italian design below,

connected to the dining room, which can comfortably accommodate ten people. Also, on the ground floor there is one bedroom with its own bathroom, a guest toilet and a laundry room, equipped with the most modern appliances. On the first floor of the villa there are four bedrooms with their own bathrooms. Each room has access to a spacious terrace with an open view of untouched nature. Each room is equipped with air conditioning, while the bathrooms are additionally equipped with underfloor heating. It is planned to install solar panels on the roof, as well as video surveillance according to the wishes of the future owner. There is a bio pit in the yard. It is possible to park three cars inside the yard. There is a possibility of installing a charging station for electric cars. The nearest beach is 12 km away, which makes the location of the villa in central Istria perfect for pleasant summer evenings. This house provides a perfect vacation and as such is an excellent property for tourist rental and therefore a safe investment. Given the spaciousness and privacy, it can also be a great family home, depending on what the future owner wants. The owner is a legal entity, so the price is increased by VAT. The agency commission is charged in accordance with the General Terms and Conditions. For all information and viewing dates, please contact: +385 (0)99 54 22 440 +385 (0)99 54 22 450 Email: info@artstore.hr ID CODE: 463

### Additional contact info

Reference Number: 574074  
Agency ref id: 463