

## ISTRA, SVETVINČENT - Novosagrađena prizemnica na mirnoj lokaciji! 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, SVETVINČENT - Novosagrađena prizemnica na mirnoj lokaciji!
Property for:	Sale
House type:	detached
Property area:	157 m <sup>2</sup>
Lot Size:	1097 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	525,000.00 €
Updated:	Oct 21, 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
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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## Description

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ISTRIA, SVETVINČENT Newly built ground floor house in a quiet location! The Renaissance town of Svetvinčenat is one of the Istrian gems with a rich tourist offer and numerous events that take place in the extremely attractive historical areas of this town. Savicenta is adorned with the Renaissance square "Placa" with the castle Morosini-Grimani, a symbol of the place and one of the most important fortresses of the Venetian army of that time in Istria. An important part of the cultural heritage of Svetvincenat are preserved and highly valued remains of wall frescoes located in the church of St. Vincent near the city cemetery and in the church of St. Catherine. 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 this beautiful place in a quiet location, a newly built house is for sale. The ground floor offers 157 m<sup>2</sup> of living space and is located on a spacious plot of 1097 m<sup>2</sup>. It is a prefabricated house of top quality equipped with underfloor heating throughout the house, solar panels and 4 air conditioners. It consists of a kitchen with dining area and access to the covered part of the terrace, living room with communication with outdoor pool, three bedrooms, three bathrooms, toilet and technical room. The spacious garden offers a swimming pool (electrolytic cleaning), a covered terrace as well as a covered parking area with other space for your tin pets. For those active, the property also offers a volleyball court as the perfect opportunity to socialize with friends and family. This property represents an innovative prefabricated new building, and due to its spacious garden it offers maximum comfort. Opportunity for a quiet family life as well as the possibility of tourist rental for all the facilities it offers. The ground floor is sold fully furnished. Ownership 1/1. No burden. Dear clients, agency commission is charged in accordance with the General Terms and Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanj](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanj) ID CODE: 14288

## Additional contact info

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