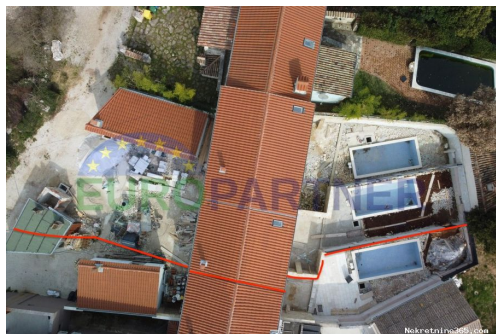


## ISTRA, Svetvinčenat, okolica - Kamena kuća sa bazenom, Svetvinčenat, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	ISTRA, Svetvinčenat, okolica - Kamena kuća sa bazenom
Property for:	Sale
House type:	in sequence
Property area:	79.0 m <sup>2</sup>
Lot Size:	244.0 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	322,000.0 €
Updated:	Mar 18, 2024

### Condition

Condition:	Newly adapted
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### Location

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

## Additional information

Infrastructure: Air conditioner  
Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

Description: ISTRIA, Svetvinčenat, surroundings - Stone terraced house with swimming pool + apartment, new building In Svetvinčent, there is an enchanting new project - a three-story stone oasis with a swimming pool, an apartment and a storage room. This magical property, located in a quiet street, invites you to discover the harmony between traditional stone charm and modern comfort. The total land area of 244 m<sup>2</sup> provides the perfect framework for this elegant home. With a net living area of 79 m<sup>2</sup>, this stone house is superbly organized on three levels, providing four spacious bedrooms, two bathrooms and an additional toilet. The ground floor of the house invites you to its living room, kitchen, dining room and comfortable guest toilet. From here there is an exit to the terrace that leads to the refreshing pool, creating a perfect corner for relaxation and enjoyment. Internal stairs lead you to the second level where there are two spacious bedrooms and a bathroom, while on the top level there are two more bedrooms and an additional bathroom. This house is not only a place to enjoy inner luxury, but also to connect with the outside world. The ground floor provides easy access to the courtyard, sun deck, pool and amenities, creating the perfect balance between privacy and community. On the same plot, there is also an apartment of 26 m<sup>2</sup>, which consists of a room and a bathroom with a toilet, and a storage area of 13 m<sup>2</sup>, providing additional space and functionality. This property offers additional benefits such as a 6x3 m swimming pool, wood heating and the possibility of installing solar panels. The future buyer has the privilege of choosing equipment and furniture according to their own preferences, creating a personal touch in their new home. Note: The listed price refers to a completely finished house according to the "turnkey" system. This property represents an ideal opportunity to start a peaceful family life or as an investment for the purpose of a tourist rental, providing the perfect balance between elegance, comfort and functionality.

## Additional contact info

Reference Number: 580317

Agency ref id: DI-182  
Contact phone: +385 (95) 353-6359