

## Svetvinčenat, okolica, prekrasna autohtona Villa, Svetvinčenat, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Svetvinčenat, okolica, prekrasna autohtona Villa  
Property for: Sale  
House type: detached  
Property area: 159 m<sup>2</sup>  
Lot Size: 1020 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 7  
Bathrooms: 2  
Price: 1,275,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2011.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Svetvinčenat

City area: Svetvinčenat  
ZIP code: 52342

## Permits

Building permit: yes



## Additional information

Energy efficiency: A

## Description

Description: At only 2 kilometers from the beautiful town of Svetvinčenat and increasingly desirable tourist locations for a pleasant vacation, we are selling this beautiful Villa in a great location. On a plot of 1020 m<sup>2</sup>, this beautiful autochthonous Villa is located, designed as a two-story building with a total living area of 159 m<sup>2</sup>. The ground floor includes a fully equipped kitchen, a dining room and a comfortable living room. There is also a fitness room with sauna and shower, bathroom, bedroom and laundry room. Upstairs there are two comfortable bedrooms and one bathroom with hydromassage bath. The issue of heating and cooling is solved with air conditioners in every room, a pellet fireplace in the living area, and underfloor heating is installed in all bathrooms, which makes this property comfortable to live in all year round. The spacious garden is completely fenced and the house is equipped with an alarm. An irrigation system was implemented, which ensures beautiful green areas and a tidy garden. There is also a beautiful outdoor kitchen with a large dining table, an ideal place for summer gatherings and dining with a view of the pool and the surrounding greenery. The 34 m<sup>2</sup> swimming pool fits perfectly into the property's concept, and privacy and peace are guaranteed. Quality autochthonous real estate worthy of attention in a highly sought-after location in central Istria, close to all necessary facilities. It is currently used as a tourist rental, where it generates excellent income for the owner and is rented throughout the year. The new owner has the opportunity to continue with tourist rentals or to keep this beautiful Villa for himself and acquire a part of the beautiful Istrian paradise. ID CODE: 2003-336

## Additional contact info

Reference Number: 586551  
Agency ref id: 2003-336  
Contact phone: +38552210824