

## NOVOGRADNJA – kuća s bazenom!, Svetvinčenat, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	NOVOGRADNJA – kuća s bazenom!
Property for:	Sale
House type:	detached
Property area:	95 m <sup>2</sup>
Lot Size:	513 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	3
Price:	340,000.00 €
Updated:	Apr 26, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
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### Description

Description:	A combination of modern and rustic style in a quiet location! New construction - Istrian house with a pool and 2 bedrooms - 95 m <sup>2</sup> LOCATION: The municipality of Svetvinčenat, located in the southwestern center of Istria, also known as "green
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Istria", a land between dream and reality, a land of beauty, rich gastronomy and peace, a land of history and a land of pure, untouched nature. The attractive location of the house guarantees great tourist demand and the possibility of year-round rental. Far from the noise and hustle and bustle of the city, yet close to all necessary amenities, they are ideal for a real vacation and as real estate for year-round living. Local taverns and wineries as well as olive oil tasting rooms can be found within a few kilometers of the village. The shop is at a distance of 1 km, while the first larger town with all the necessary facilities for life (bank, post office, supermarket, school, kindergarten...) is 6 km away. You will find one of the most beautiful coasts of Istria and the cleanest sea in Barbariga, which is only 9 km away. Only 12 km away is the charming fishing village of Fažana, which invites you to enjoy the sunset on the promenade, as well as Rovinj, 18 km away. Thanks to the good connection of Istria with the Istrian Epsilon highway and the expressway, all other cities can be reached in about 20 minutes. HOUSE: This comfortable house consists of a hall, living room, kitchen, dining room, 2 bedrooms and 3 bathrooms \* Capacity of persons – 4+2 - Plot size - 513 m2 - Total residential net area - 95.32 m2 House Inside - finished, without furniture + Heating - preparation for underfloor heating (pipes laid), air conditioning in every room Quality masonry construction + Brick 25 cm + Insulation 10 cm + flat and sloping roof - 15 cm of insulation + PVC joinery - exterior anthracite, interior white, double-layer glass + On the floors in the house - ceramics Bathrooms - shower cabin + Covered terrace on the ground floor BACKYARD: + Private swimming pool 28 m2 completed (epoxy paint included in the price, possibility of installation of coolers for an additional charge) + biological purifier + Private parking for 2 vehicles Yard - landscaped - partially paved (sunbed, path around the house), part lawn + Automatic lawn irrigation + Horticulture – 2 olive trees, lavender - Planned start of construction – by May 1, 2024. - Planned completion of construction works - by September 1, 2025. Your contact for inquiries and viewing of the property: Filip Pandurić Licensed agent Mobile: +385 99 337 5980 E-mail: [filip.panduric@dogma-nekretnine.com](mailto:filip.panduric@dogma-nekretnine.com) ID CODE: IS1512038

## Additional contact info

Reference Number: 600421  
Agency ref id: IS1512038