

## Istra, okolica Svetvinčenta - Mediteranska vila s bazenom 167 m2, Svetvinčenat, House



### Seller Info

Name: Agencija Angelus nekretnine  
First Name: Agencija  
Last Name: Angelus nekretnine  
Company Name: Angelus nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.angelusnekretnine.hr>

Country: Croatia

Region: Grad Zagreb

City: Zagreb

ZIP code: 10000

Address: Vlačka ulica 72

Mobile: +385 91 482 6401

Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of

each of our employees contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

#### BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556  
Bank and account number:  
HR5124020061100902550  
Base capital: 20.000 kn  
Board members: Anastazija  
Darijević

## Listing details

### Common

Title: Istra, okolica Svetvinčenta - Mediteranska vila s bazenom 167 m2  
Property for: Sale  
House type: detached  
Property area: 167 m<sup>2</sup>  
Lot Size: 766 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 4  
Price: 575,000.00 €  
Updated: May 08, 2024

### Condition

Built: 2024

### 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



### Parking

Number of parking 2

spaces:

Covered parking space: yes

## Description

Description:

**CODE NAME:** Vila Margerita **LOCATION:** A few kilometers from the medieval town of Svetvinčenat, within the municipality of Žminj, only 30 km from the largest city on the Istrian peninsula - Pula. 20 kilometers from Rovinj, which is the strongest tourist center in Croatia and has been recording a record number of visits for many years. Rovinj is proud of its beautiful beaches, gastronomy and an archipelago of 14 islets and 6 rocks. The villa is located in a small village with only a few family households, only 4 km from the highway exit. Villa residents are close to urban areas and the sea, close to Italy and the airports of Pula and Venice. The villa is part of the Mediterranean villas, the village consists of 9 villas, it is surrounded by a stone wall and at the entrance there is a portun with electric remote opening. **DESCRIPTION:** This Mediterranean villa with a swimming pool in the Istrian style is located in a small village within a complex of Mediterranean villas. The villa on the ground floor consists of a large living room with a fireplace, a kitchen and dining room in an open space concept, a kitchen pantry, a boiler room and a pantry with access from the outside of the building intended for the maintenance of the pool and the environment. Also, on the ground floor there is one comfortable bedroom with its own bathroom and access to the outdoor terrace, a separate bathroom with access from the living room and an attached covered terrace of 42 m<sup>2</sup> with an outdoor kitchen and a large corner grill. The stairs in the shape of the letter "L" lead to the first floor of this villa, where there are two more bedrooms with attached bathrooms. The total net area of the building is 167 m<sup>2</sup>. The heating of the building is planned as underfloor heating on the ground floor and on the first floor, and for cooling air conditioners in every room and living room. The property will have wooden carpentry and sheds in the Istrian style, while the floor coverings will be made of ceramic tiles, a stone staircase and a bathroom with sanitary facilities. The handrails of these fences will be made of wrought iron. The property is located on a plot of 766 m<sup>2</sup>, in the central part next to the terrace is dominated by a swimming pool measuring 8x4 m with a beach lined with traditional Istrian stone, designed in a concept that provides intimacy in relation to the surrounding facilities. The covered car park will be paved with concrete slabs. The facade of the building will be constructed in the form of a thermal facade 10 cm thick in combination with Istrian stone, and the roof will be made of wooden beams with stone wool insulation with tiles as a cover. The property is designed to face south to ensure maximum sunlight throughout the day. The surroundings of the villa will be completely landscaped, with planted plants, grass and irrigation, as well as outdoor lighting. The furniture in the villa shown on the 3D projections is not included in the price. The villa is in the final construction process, in the finalization phase. Payment by stages of completion of the facility, completion of works in 2024. The price of the building is 575,000.00 Euros For all questions and information or to arrange an appointment for a real estate inspection, contact us today, and at the link <https://angelusnekretnine.hr/o-nama> you can view

our General Terms and Conditions. ID CODE: 5033

### **Additional contact info**

Reference Number: 607032  
Agency ref id: 5033