

Istra, okolica Svetvinčenta - Prostrana vila s bazenom 213 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 - Prostrana vila s bazenom 213 m2
Property for: Sale
House type: detached
Property area: 213 m²
Lot Size: 911 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 5
Price: 650,000.00 €
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 3

spaces:

Covered parking space: yes

Description

Description:

CODE NAME: Vila Ana **LOCATION:** A few kilometers from the medieval town of Svetvinčenat, in the municipality of Žminj, only 30 km from the largest city on the Istrian peninsula - Pula. It is 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 archipelago of 14 islets and 6 rocks. The villa is located in a small town with only a few family households, only 4 km from the highway exit. The residents of the villa are close to urban centers and the sea, close to Italy and the airports of Pula and Venice. The villa is part of the Mediteranskih vila settlement, the settlement 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 the complex of Mediterranean villas. On the ground floor, the villa 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 surrounding area. Also, on the ground floor there are two comfortable bedrooms with their own bathrooms and access to the outdoor terrace, another separate bathroom with access from the living room and an associated covered terrace of 45 m² with an outdoor kitchen and a large barbecue. Stairs in the shape of the letter "U" 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 213 m². 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 each room and living room. The property will have wooden carpentry and shutters in the Istrian style, while the floor coverings will be made of ceramic tiles, the staircase will be made of stone, and the bathroom will have sanitary facilities. The handrails of these enclosures will be made of wrought iron. The building is located on a plot of 911 m², in the central part, right next to the terrace, is dominated by an 10x3 m swimming pool with a beach lined with traditional Istrian stone, designed with the concept of providing intimacy in relation to the surrounding facilities. The covered parking for 3 cars will be paved with concrete slabs. The facade of the building will be made in the form of a thermal facade 10 cm thick in combination with Istrian stone, while the roof will be made of wooden beams with stone wool insulation with tiles as a cover. The property is designed so that it faces southwest in order 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 projections is not included in the price. The villa is in the process of construction, in the phase of final construction works. Payment according to the phases of the certainty of the building, completion of the work in 2024. The price of the building is EUR 650,000.00 For inquiries and

information or to arrange an appointment for a real estate inspection, please contact us today, but you can view our General Terms and Conditions at the link <https://angelusnekretnine.hr/o-nama>. ID CODE: 5032

Additional contact info

Reference Number: 607033

Agency ref id: 5032