

## ISTRA, SVETVINČENAT - Komforna kuća s bazenom i prostranom okućnicom, Svetvinčenat, House



### Seller Info

Name: Agencija Dux nekretnine  
 E-mail: info@dux-nekretnine.hr  
 First Name: Agencija  
 Last Name: Dux nekretnine  
 Company Name: DUX NEKRETNINE d.o.o.  
 Service Type: Selling and renting  
 Country: Croatia  
 Region: Primorsko-goranska županija  
 City: Rijeka  
 ZIP code: 51000  
 Address: Tizianova 8  
 Mobile: 385 91 480 8808  
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 About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, SVETVINČENAT - Komforna kuća s bazenom i prostranom okućnicom
Property for:	Sale
House type:	detached
Property area:	294 m²
Lot Size:	1996 m²
Bedrooms:	5
Bathrooms:	5
Price:	675,000.00 €
Updated:	Jul 02, 2024

### Condition

Built:	2013
Last renovation:	2015

### 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:	In preparation
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### Heating

Central heating:	yes
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### Description

Description:	ISTRIA, SVETVINČENAT - Comfortable house with a swimming pool and a
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spacious garden As if from a fairy tale, the lovely Renaissance town of Svetvinčenat is located on a rugged plateau surrounded by forests, pastures and vineyards. Svetvinčenat is located at 310 meters above sea level in the south of central Istria and is dominated by one of the most beautiful Renaissance squares in the country and the oldest and best preserved medieval castle in Istria. There are 22 settlements in the Municipality of Svetvinčenat, which is adorned with natural beauty, rich historical and cultural heritage, artistic manifestations and food and gastronomy tourism. Not far from the town of Svetvinčent, a comfortable house with a swimming pool and a spacious garden is for sale. It is located in a gentle settlement, surrounded by nature, family houses and holiday homes, offering a perfect balance of rural surroundings and proximity to urban amenities. With its tame architecture, the house blends in form and color with the village and the landscape. The layout of the interior is spread over three floors; basement, ground floor and first floor, offers a harmonious living environment that exudes elegance and provides a high level of comfort. The basement consists of a multifunctional space for play, exercise, fun and socializing, a bathroom and a storage room. The ground floor consists of an open concept space that unites the kitchen, dining room and living room with access to a spacious covered terrace, a bedroom with its own bathroom and a guest toilet. The floor consists of three bedrooms with private bathrooms. The concept of a carefully designed and horticulturally fenced garden in a Mediterranean style is complemented by a swimming pool with a sunbed, a covered summer kitchen with a dining area and an open fireplace next to which there is a covered hot tub, a multifunctional field (soccer, basketball, volleyball), mini golf and a children's playground. The property is fully equipped and furnished and is being sold as such. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 30573

## Additional contact info

Reference Number: 610005  
 Agency ref id: 30573