

## ISTRA, SVETVIČENAT - Luksuzna villa sa bazenom, Svetvinčanat, House



### Seller Info

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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, SVETVIČENAT - Luksuzna villa sa bazenom
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	650 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	810,000.00 €
Updated:	Nov 13, 2024

### 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
Covered parking space:	yes

### Description

Description:	ISTRIA, SVETVIČENAT - Luxury villa with pool We proudly present this quality villa located on the edge of a small and peaceful Istrian village. The location of this distinguished family villa is ideal for all those who like to feel their own connection with untouched nature and the long continuous tradition of the place, while being surrounded by greenery in a peaceful and safe environment, and regardless of that, they are only a few steps away from all the necessary facilities for everyday life. This villa is surrounded by almost untouched nature and lush
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greenery, and its views reach towards green and cultivated fields, beautiful old forests, which clearly affects the creation of a special atmosphere and a feeling of peace and privacy. Given that it is an autochthonous Istrian villa, the owners made an effort to emphasize all the details, and they also played with warm colors inside the space to create the real impression of a warm family home.

**DESCRIPTION OF THE HOUSE:** This stone villa consists of 170m<sup>2</sup> of living space, which are used to the maximum in such a way that each room fulfills its intended role to the maximum, and the entire space is divided into two floors, ground floor and first floor. On the ground floor of the villa, there is a living room designed as an open and airy space where you have the opportunity to stay and relax, as well as a modern and fully equipped modern kitchen with a dining area sufficient to accommodate the whole family. What adorns this part of the villa's ground floor is a wood-burning fireplace that is used to heat the space, and which also creates a special atmosphere during your stay in the villa. We must not forget to mention that from the same area there is a view as well as an access to the garden and swimming pool with sunbathing area. In addition to everything mentioned, we must point out that on the ground floor of the villa, next to the living room, there is the first bedroom with its own bathroom, then a slightly separate guest toilet and laundry room. The first floor of the villa is accessed by wooden stairs, where there are three comfortable bedrooms, each of which has its own private bathroom. Each of the bedrooms has larger dimensions, while the walls are decorated with special details that the owners tried to highlight in the same way as on the ground floor of the villa. All bedrooms are decorated in traditional Istrian stone style with a good combination of warm and eye-pleasing colors.

**DESCRIPTION OF THE GARDEN:** The villa is located on a plot of 925m<sup>2</sup>, which is completely fenced with stone drywall, and has ensured maximum privacy and peace for its future owners. Given that the villa is positioned at the very edge of the plot, the entire area of the land remained almost untouched and at the disposal of its owners. The central part of the garden is thus occupied by the swimming pool and a larger sunbathing area, next to the swimming pool there is a summer kitchen with a stone grill hidden in the natural shade of the vines. The same terrace is ideal for entertaining and socializing with friends and family during the warmer months of the year. You don't have to worry about your youngest family members, there is enough green space on the garden, ideal for carefree play. You also don't have to worry about your tin pets, precisely because there is enough parking space for 2 cars on the garden plot.

**ADDITIONAL INFORMATION:** \* The villa is sold fully furnished \* The ownership of the villa is in order, it has all the necessary documentation, the property is 1/1 \* The villa except for air conditioners that are located in all rooms \* All materials used are of high quality

**LOCATION:** The villa is located on the outskirts of one of the smaller, picturesque Istrian settlements, which consists of only a few family houses and holiday villas, they ensure the maximum level of privacy and peace. As you have the opportunity to enjoy the peace and privacy of almost untouched nature, in the immediate vicinity of the villa there are all the facilities necessary for a safe and peaceful family life. Thus, just a few steps from the villa, there is a small shop that contains everything you

need for a peaceful and pleasant stay in the villa, as well as for all the parties you would like to organize. Just a few minutes' drive from the villa are the surrounding smaller settlements with their diverse content, as well as the historically significant town of Vodnjan, which is only a 10-minute easy drive away. It is important to point out that beautiful natural beaches with crystal clear and blue sea are only a few minutes' easy drive from the villa. So in this location, in addition to natural beaches, you have the opportunity to have fun and relax on well-maintained walks and bike paths that stretch through numerous smaller settlements, arable fields and forest areas, as well as along the beautiful coast with breathtaking views. The coast is significantly developed in this climate and thus offers the opportunity to all its visitors to find a small rocky cove without people or tourists with a little effort. In addition to all of the above, we must point out that in the immediate vicinity of the villa there are numerous restaurants and family taverns that offer local and traditional dishes with local Istrian wine and olive oil. We are sure that you will be looking forward to tasting all the specialties in each of them so that you can choose your favorite delicacies. For the youngest members of the family as well as for all those who are willing to get a little adrenaline, just a few short minutes' drive from the villa is the famous open-air adrenaline park of Istria, it is an ideal park for a day trip with friends and family with numerous challenges . In case of additional questions, necessary information or wish to organize a tour of the villa and its location, feel free to contact us! 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: 30580

## Additional contact info

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