

## Kuća s bazenom okružena zelenilom, novogradnja, Pula, nadomak Svetvinčente, Svetvinčenat, House



### Seller Info

Name: Laci Debeljak  
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Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the

ownership with the land registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Kuća s bazenom okružena zelenilom, novogradnja, Pula, nadomak Svetvinčente
Property for:	Sale
Property area:	147 m <sup>2</sup>
Lot Size:	720 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	675,000.00 €
Updated:	May 28, 2024

### Condition

Condition:	Newly adapted
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

Infrastructure: Electricity  
Energy efficiency: In preparation



## Heating

Heating type: air-conditioner

## Description

Description: For sale, a single-storey house with a swimming pool not far from Svetvinčenta. The ground floor L-floor design that combines rustic and modern style represents the harmony between traditional charm and contemporary design. This combination creates a space that is warm, comfortable, but at the same time elegant and functional. The floor plan is conceived as a combination of two separate zones - day and night, which are united with a large terrace and yard. The living area includes a modernly equipped kitchen with a pantry, a dining room, a living room and a small guest toilet, and a wardrobe space in the hall. The night part of the house consists of a master bedroom with a private bathroom and wardrobe, and two additional rooms (possibility of a double or children's bedroom), a bathroom and a technical room. Large sliding walls in the bedrooms and living room provide openness and connection to the terrace that offers a view of the pool, contributing to the extraordinary elegance of this house. The spacious terrace includes a summer kitchen and a space for rest and relaxation. There is a 9x3m swimming pool in the garden with electrolysis and hydromassage technology on the sitting area of the pool and preparations for a heat pump and heating. Domestic hot water and underfloor heating of the entire Villa will be provided by a Viessmann heat pump, while 4 Mitsubishi air conditioning units will be installed for cooling purposes. The villa will be decorated with details such as luxurious designer lighting, wine cooler and side by side refrigerator with ice maker and water dispenser, Vimar switches, handmade steamed walnut table and handmade oak bathroom blocks, Bernarda beds of hotel quality, rated with 5 stars and high-quality superlux mattresses for complete rest in your future home. The distance from Fažana is 14 km, and from Pula 15 km. For all additional information and to arrange a viewing of the property, please feel free to contact us via our web form or call us. #sale #house #villa #villa #pula

## Additional contact info

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