

## Nova kuća prizemnica s bazenom okružena prirodom, Pula, nadomak Svetvinčente, Svetvinčenat, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
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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:	Nova kuća prizemnica s bazenom okružena prirodom, Pula, nadomak Svetvinčente
Property for:	Sale
Property area:	125 m <sup>2</sup>
Lot Size:	805 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	640,000.00 €
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:  
Energy efficiency:

Electricity  
In preparation



## Description

Description:

For sale, a single-story house with a swimming pool not far from Svetvinčenta. The one-story house 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 spacious kitchen with an island is perfectly connected to the living room and dining room, and is illuminated by plenty of natural light. The work area located in the center of the house, together with a built-in wardrobe, provides practicality, because storage and wardrobes are never enough. A technical room with a laundry compartment is located right at the entrance to the house and a small guest toilet. Two rooms share a common bathroom, while the Master room offers privacy with its own bathroom and dressing room. The terrace, with a pergola, outdoor kitchen with a gas grill, permeates the living room with warm sun rays, making the space cozy and warm. There is a 9x3m swimming pool in the garden with electrolysis and hydromassage technology in 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 opulent diesel lighting, wine cooler and side by side refrigerator with ice maker and water dispenser, Vimar switches, handmade table made of steamed walnut 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 #vila #villa #pula

## Additional contact info

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