

ISTRA, SVETVINČENAT - Topla kamena vila smještena na idealnoj lokaciji, 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
Phone: 385 51 518 174
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 - Topla kamena vila smještena na idealnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	150 m ²
Lot Size:	771 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	2
Price:	515,000.00 €
Updated:	May 28, 2024

Condition

Built:	2013
Last renovation:	2024

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Svetvinčenat
City area:	Svetvinčenat
ZIP code:	52342

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 7

Description

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ISTRIA, SVETVINČENAT - Stone beauty located in a typical rustic village with closed access. We proudly present a first-class stone villa located in a private complex with gated access. It is a real stone house in a rustic style that exudes warmth and strong character. The house is thus located on the outskirts of a private settlement which, in addition to typical stone houses, also offers additional facilities such as a children's playground, a basketball and tennis court, which all property owners in the settlement have the right to use. This high-quality stone house was completely renovated and refreshed by the owners in 2023, which successfully added to the house the character and feel of a real family home. The owners mostly used the house exclusively for their private needs, which gives security to all subsequent owners since attention was paid to every detail during the renovation. Join us in this incredible opportunity and become the owner of a real oasis of peace, privacy and traditional luxury. **PROPERTY DESCRIPTION:** This is a quality Istrian stone house consisting of a total of 150m² of living space, which is spread over two floors, ground floor and first floor. The ground floor of the house thus consists of an entrance hall that divides the space into a private bedroom and a part intended for daily life and entertainment. The part intended for everyday life and entertainment is designed as an open space without dividing walls, which houses a warm and comfortable living room with a spacious wood-burning fireplace, perfect for creating a real family idyll during the colder months of the year. Next to the living room, there is a spacious dining room for the whole family, as well as a modern kitchen in a rustic style, separated from the space by a bar and ideal for socializing with friends and family. Next to the kitchen is a large storage room for all kitchen and other necessities. What makes the stay in this part of the house special is not only the beautiful wooden and prominent stone details, but also the larger glass wall that gives the space a lot of natural light. Through the same glass wall, there is a view and access to the spacious covered terrace, well-kept garden and swimming pool. In the private part of the ground floor, there is one larger bathroom, decorated with high-quality ceramics and stone details that follow the design of the house, then the first larger bedroom, from which there is a private access to the garden and the pool. Next to the stone staircase that leads us to the first floor of the house, there is also a large storage room, which is also used as a technical room. On the first floor of the house there are 3 additional bedrooms, two of which have access to a large and comfortable terrace with an unobstructed view of the sea. There is an additional larger bathroom on the same floor. The house is decorated in a rustic style that exudes warmth and strong character. The same style and design extends throughout the house and harmoniously continues in the exterior. Thanks to the color of the stone used, the house fits perfectly with its garden and the environment in which it is located. **GROUND DESCRIPTION:** This high-quality stone house is located on a

spacious plot of 771 m², and after deducting the space occupied by the house and the pool, you have a comfortable 630 m² of beautifully landscaped yard at your disposal. The yard is accessed from an asphalted road through an electric gate, where there is enough parking space for 2 cars, and it is possible to cover it, according to the wishes of the future owners. Stone-paved paths lead us to the 32 m² swimming pool, located in the central part of the garden next to the house, next to which there is a stone barbecue and a sun deck with a space for deck chairs. You don't have to worry too much about the youngest members of your family as well as your pets, because the yard is completely enclosed by a wall and is hidden from view, and the well-maintained green area surrounding the house is perfect for carefree play and fun. There are many Mediterranean plants in the garden, along with a few olive trees and smaller trees. **ADDITIONAL INFORMATION:** * The ownership of the house is completely clean, 1/1 owner, without encumbrances, while the house has all the necessary documentation. * The house is sold fully furnished. * All rooms have high-quality ceramics, while the rooms have high-quality parquet. * The house is equipped with air conditioning in every room, a wood-burning fireplace in the living room, as well as central heating with a pellet stove, which is installed in all rooms of the house. **LOCATION DESCRIPTION:** The house is located in a private settlement with closed access, which means that only the owners and their guests have the right to enter the settlement freely, while everyone else must be notified beforehand. The settlement consists of similar typical houses, and some of the houses are rented during the season, while the other half represent private houses of the owners who live in the complex for a certain period of the year. Due to the location of the settlement, maximum peace and privacy is ensured, but at the same time, all the facilities needed for everyday life are located a few minutes from the house. Smaller shops are only 5 minutes away, while larger shops and shops of various purposes, as well as schools, doctors, kindergartens and numerous other amenities, are only 7 minutes away by easy drive from the property. We must also point out that this location offers its visitors a large number of restaurants, taverns and family OPGs that offer numerous traditional dishes prepared from local ingredients. You also have the opportunity to choose one of your favorites from the numerous producers of domestic olive oil and wine, and for nature lovers there are numerous cycling and hiking trails that lead you through untouched nature, numerous small settlements, and fields of vines and olive trees. If you want to refresh yourself on beautiful beaches with various facilities, you can do it in the unmissable Fažana, which is only 15 minutes away by car. Other important locations and amenities located in the immediate vicinity of the house are: * City of Pula (center) = 20 minutes * Pula Airport = 20 minutes * Vodnjan (center) = 7 minutes * Fažana (center) = 15 minutes * Bale (center) = 20 minutes * Rovinj (center) = 30 minutes * Connection to the Istrian Epsilon (highway) = 10 minutes In short, this is a highly valuable opportunity for all those who are looking for their own corner of a private oasis of peace and privacy, and it is also an ideal option for all those who are looking for a rare opportunity for a safe investment in the form of a tourist rental with a safe return on investment. Dear clients, for any additional questions, necessary

information or wish to organize a tour of the property and its location, feel free to contact us with confidence. Dear clients, the agency commission is charged in accordance with the General Business Conditions
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30738

Additional contact info

Reference Number: 611711
Agency ref id: 30738