

## ISTRA, SVETVINČENAT - Ekskluzivna vila koja spaja tradiciju i modernu arhitekturu, Svetvinčenat, House



### Seller Info

Name: Agencija Dux nekretnine  
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 First Name: Agencija  
 Last Name: Dux nekretnine  
 Company Name: DUX NEKRETNINE d.o.o.  
 Service Type: Selling and renting  
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 Region: Primorsko-goranska županija  
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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 - Ekskluzivna vila koja spaja tradiciju i modernu arhitekturu
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	1125 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1,870,000.00 €
Updated:	Jul 18, 2024

### Condition

Newbuild:	yes
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

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Description

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ISTRIA, SVETVINČENAT - Exclusive villa located in enchanting nature with a wonderful view. We proudly present a new project of exclusive villas, which in their own special way combine modern elegance and Mediterranean tradition, and create a unique opportunity for an exclusive lifestyle, and are located in a picturesque small settlement in the vicinity of Svetvinčent, which is known as "little Tuscany" due to its beautiful landscapes, cultural wealth and incredible gastronomy. It is a luxurious project of four villas that, not only offer refuge from the hustle and bustle of modern life, but also represent incredible proof of architectural solutions. With convenient access to Istria's historic towns, as well as crystal clear beaches, these villas promise a lifestyle of incomparable sophistication and tranquility. Designed with a focus on even the smallest details with the aim of a high level of elegance, and an excellent connection with space and nature, these villas represent the ideal solution for all those who are looking for the "wow" factor and uniqueness. These are villas that are only 20 minutes from the picturesque town of Rovinj, 30 minutes from Pula Airport and a short drive from the unavoidable town of Opatija. Join us in this incredible opportunity and have a unique experience, and it is very possible that your search for the ideal real estate will end there.

**PROPERTY DESCRIPTION:** From the carefully thought-out arrangement that is in harmony with the space and nature, to the top-notch smart technology equipment that raises the bar of safety and practicality of the home, every detail has been meticulously planned to ensure an incomparable living experience with a high level of comfort and luxury. The villa consists of a total of 300 m<sup>2</sup> of living space, within which it offers a luxurious living space perfect to leave every visitor speechless. The total area of the villa is divided into two floors, ground floor + first floor. Upon entering the villa, we are first greeted by a vestibule with space for a wardrobe, which then turns into a corridor and the ground floor space is divided into two parts, a private bedroom and a part intended for daily life. The part intended for everyday life is designed according to the "open space" system of space without partition walls, where you have the opportunity to spend your stay in a comfortable modern kitchen with an island, then a spacious dining room sufficient for the whole family, as well as a spacious living room with a fireplace. What makes staying in this part of the villa special are the glass walls with the help of which the space opens up to the covered outdoor area of the villa of a total of 100 m<sup>2</sup>, complete with spacious terraces of 80 m<sup>2</sup>, a large swimming pool and landscaped gardens with lavender, olive trees and aromatic bushes, creating a sensory refuge. The more private part of the ground floor consists of one bedroom with its own bathroom, then a SPA zone with a sauna and a bathroom, from which there is a wonderful view of nature and a landscaped garden. Likewise, in this part of the ground floor there is a guest toilet, a technical room, and a modern staircase that leads to the first floor of the villa. The first floor consists of three comfortable en-suite bedrooms, which are connected by a spacious corridor. Each bedroom together with its bathrooms measures 30 m<sup>2</sup>. High ceilings and sloping roofs in the rooms create a special atmosphere with natural lighting during the morning hours, and give the space a

sense of peace and luxury. Each bedroom also has its own walk-in closet, as well as a desk or boudoir mirror, and a couch that is ideal for reading and relaxing. Each of the bathrooms includes a walk-in shower, his and hers (double) sinks, built-in mirrors and separate toilets with storage space. Each bathroom is decorated with a full height of glass with a transparent film that provides enough daylight into the bathroom while still remaining hidden from outside views. Simply put, the villas are designed in such a way as to provide their owners with a high level of comfort, with maximum privacy and an enviable level of luxury, all with a high standard of quality and safety of life. **GROUND DESCRIPTION:** Give yourself a chance and embrace the Istrian sun with spacious open-air living areas, including terraced landscapes with lavender and olive trees, a large swimming pool and sunbathing area, all with beautiful views and an intimate connection with nature. The villa is located on a plot of 1196m<sup>2</sup>, with a carefully thought-out arrangement that blends the villa with the space and nature that surrounds it. Special attention has been paid to the outdoor space, so each of the terraces has a southwest orientation with a view of the valley and the village, and at the same time a view of the sea with the sunset. The main terrace in the garden of the villa is accessed directly from the living room, which achieves the perfect cohesion of outdoor and indoor living. Equally, while you rest and relax in the SPA area of the villa, you have the opportunity to step towards the garden and the pool area. The outdoor living area is fully covered, so you can use it in all weather conditions. It includes an area for sitting and entertaining, a dining room and an outdoor kitchen with a built-in grill and a kitchen island ideal for spending time with friends and family. The outermost part of the garden is occupied by a spacious heated pool with a salt water system (electrolysis), which is surrounded by a sunbathing area and an outdoor shower. What makes a special feeling while using the pool is the fact that you feel merged with nature in an exclusive and maximally private location. The yard of the villa is completely fenced and hidden from view, and you don't have to worry about your youngest family members and pets because the green fields in the yard are an ideal space for carefree play and fun. There is also enough covered parking space for 2 to 3 cars in the garden. **ADDITIONAL INFORMATION:** Combining traditional Istrian aesthetics with contemporary innovation, this project boasts beautiful stone facades, gable roofs and covered terraces, all complemented by modern technologies and elegant design. High ceilings and well-thought-out placement of windows ensure an abundance of natural light in the villas, thereby creating attractive and peaceful personal spaces. In addition to everything mentioned, we must also point out that the villas will be equipped with top-quality materials, as well as technology and equipment from one of today's renowned manufacturers, so as future owners you can expect: - ceramics (Kronos Ceramiche), - parquet (oak country floor), - interior carpentry made up of doors with hidden jambs - sanitary ceramics and fittings in the Hans Grohe class and the like. - the villa will be equipped with a smart system that allows future owners to control it via a mobile device (heating, locking, lighting, video surveillance, etc.). - the outdoor covered terrace is made of a full structure, and the design also includes the creation of an outdoor kitchen with an island and a grill. - for heating, floor

heating will be installed in all rooms of the villa. - ventilation and cooling will be hidden in the suspended ceilings. - the possibility of installing solar panels and collectors on the flat roof will also be foreseen, which depends on the wishes of the customer. - there is optical internet at the location. - in addition to the project, an opportunity is offered for an interior decoration project, which includes lighting, a hanging bio-ethanol fireplace, the design and execution of an internal chef's kitchen, auxiliary kitchen, and built-in and movable furniture. - depending on the stage of construction, it is possible to negotiate the price of the interior decoration project and to modify the performance elements according to wishes. - for interested customers, there is the possibility of creating profitability studies that show the return period of the investment. \* the stated price does not include VAT \* Ownership is clean, 1/1, no encumbrances. LOCATION DESCRIPTION: The villa is located in an ideal location that offers maximum privacy and a peaceful view of nature with the simultaneous ease of access to locations such as the city of Rovinj, Pula, Pula Airport, Opatija and other attractive Istrian places. The villa is strategically located in this location to offer its future owners a sense of seclusion and easy access to various activities and attractions as well as the amenities needed for everyday life. It is, therefore, a real somewhat picturesque Istrian village located at the back of the well-known region called Svetvinčenat. This location represents a peaceful haven for villa owners, which is located in the gorgeous Istrian landscapes. The quiet charm and rich history of this place make it ideal for those looking for peace and their own connection with a long tradition. This village is known for its rich local gastronomy, with numerous family taverns serving dishes made from fresh local products. The strategic location of this place allows you to easily explore small secret Istrian towns and villages, as well as numerous beautiful natural beaches that are only a few minutes' comfortable drive away. Whether you are looking for a solution for your permanent residence, a vacation home or an investment opportunity with significant tourist potential, this villa represents a rare opportunity for you to be the owner of a small piece of paradise. Don't miss the opportunity to make one of these exceptional villas your new home. Contact us today, and explore how you can become part of this extraordinary community. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30841

## Additional contact info

Reference Number: 614770  
Agency ref id: 30841