

## ISTRA, SVETVINČENAT, okolica - ekskluzivna vila s bazenom u rohbau fazi s okućnicom površine 2700m2, Svetvinčenat, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
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About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: ISTRA, SVETVINČENAT, okolica - ekskluzivna vila s bazenom u rohbau fazi s okućnicom površine 2700m2

Property for: Sale

House type: detached

Property area: 250 m<sup>2</sup>

Lot Size: 2700 m<sup>2</sup>

Number of Floors: 1

Bedrooms: 4

Bathrooms: 2

Price: 882,000.00 €

Updated: Sep 04, 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: In preparation

## Parking

Number of parking spaces: 4

## Description

Description:

ISTRIA, SVETVINČENAT, surroundings - an exclusive villa with a swimming pool in the Rohbau phase in a quiet and beautiful location with a garden area of 2700m<sup>2</sup> In a quiet part of Istria, very close to Istrian pearls, the city of Pula, Rovinj and Fažana or. In the Brijuni National Park, with a lot of privacy and surrounded by nature, there is a villa of modern design with a large swimming pool (9x5 m), on a spacious plot of land with a total size of 2600 m<sup>2</sup>. The ground floor of the villa consists of an entrance hall (hall) with an entrance wardrobe and a guest toilet. From the corridor (20 m<sup>2</sup>) there is direct access to the open space living room, which has open access to the swimming pool and a large garden. The kitchen and dining room are part of the open space living room. On the ground floor there are also two bedrooms, a bathroom and a utility room. A modern staircase leads us to the first floor where there is a master bedroom with a dressing room, a bathroom and a large terrace. There is also a large sun deck with a jacuzzi and a view of the sea on the first floor. The villa was built according to the most modern construction standards with a ceiling height of 3.20 meters on the ground floor. It is planned to install underfloor heating, air conditioning, electric blinds, an alarm system and video surveillance, as well as solar panels. Additional advantages to highlight are certainly the large and spacious garden with enough space for a larger parking lot of 5-8 parking spaces The house was built facing south and offers a view of the sea from the first floor. The property is owned by a natural person 1/1 without encumbrance. The price refers to a turnkey purchase. It is currently in the finishing phase and the carpentry is being installed. The planned completion of the works is the end of 2024. It is possible to buy the building in the ready-to-build phase, with a living area of 250 m<sup>2</sup>, and an additional positive circumstance is the building permit for a total of 400 m<sup>2</sup> of residential construction, which means that one more semi-detached villa of 150 m<sup>2</sup> can be

built next to the villa! without asking for additional permissions. A beautiful location surrounded by greenery and a view of the sea make this property a unique opportunity for housing and vacation as well as for renting for tourist purposes. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1137 ID CODE: 1137

### Additional contact info

Reference Number: 617278  
Agency ref id: 1137