

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 m²

Lot Size: 2700 m²

Number of Floors: 1

Bedrooms: 4

Bathrooms: 2

Price: 882,000.00 €

Updated: Nov 12, 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 2700m² 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 m². The ground floor of the villa consists of an entrance hall (hall) with an entrance wardrobe and a guest toilet. From the corridor (20 m²) 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 m², and an additional positive circumstance is the building permit for a total of 400 m² of residential

construction, which means that one more semi-detached villa of 150 m2 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

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Agency ref id: 1137
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