

## ISTRA, SVETVINČENAT - Prizemnica s bazenom, 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  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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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 - Prizemnica s bazenom
Property for:	Sale
House type:	detached
Property area:	106 m <sup>2</sup>
Lot Size:	548 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	1
Price:	389,000.00 €
Updated:	Oct 30, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, SVETVINČENAT - Ground floor with pool The Renaissance town of Svetvinčenat is one of Istria's jewels with a rich tourist offer and numerous events that take place in the extraordinarily attractive historical spaces of this town. The symbol of the place itself is the Renaissance Placa square with the
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Morosini-Grimani castle. This special town has a rich tradition, interesting and diverse programs, the most prominent of which are the Medieval Festival, the Cheese Festival and the Dance Festival. In the vicinity of Svetvincent, this interesting one-story house with a swimming pool is for sale. The house has an area of 106 m<sup>2</sup> and contains a hallway, kitchen, living room with dining room in an open space concept, toilet and laundry room with storage. The sleeping part of the house includes a hallway, two bedrooms and a shared bathroom. From the living room we go out to a covered terrace, which is connected to the garden area of 548 m<sup>2</sup>, where there is a swimming pool for enjoying the summer months. Two parking spaces are provided for your vehicles. The house will be built with external and internal load-bearing walls of "Porotherm" brick blocks, ab beams and columns. The roof construction is made of concrete for tilting, with steam and waterproofing and final protection against insolation. The load-bearing walls will have proper vertical and horizontal bracing from ab cerclage 25/25cm. The facade is thermally insulated with folded styrofoam and smooth plaster. Windows and balcony doors will be equipped with PVC hexagonal profiles and triple heat-insulating glass. The first phase of the pool, the heating system via air conditioning and the chimney for pellets is planned. The house will have an eco septic tank that will ensure environmentally friendly waste water disposal. The price refers to the house with completed insulation, facade and installed carpentry, while the interior will be brought to the first stage (electricity, water). It is possible to agree on the completion of the interior of the house with a price adjustment. This interesting house, in this condition, offers its future owners to complete it according to their wishes and finalize their future home or house for investment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31243

### Additional contact info

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