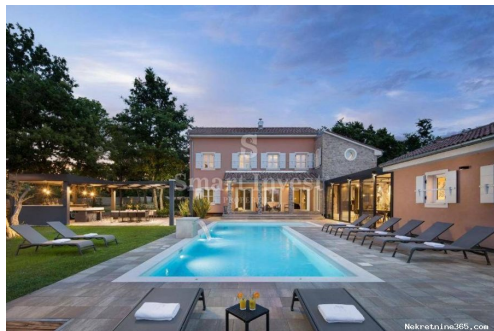


## SVETVINČENAT, predivna istarska villa art stila s bazenom i velikom okućnicom, Svetvinčenat, House



### Seller Info

Name: Smart Invest Immobilien  
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First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	SVETVINČENAT, predivna istarska villa art stila s bazenom i velikom okućnicom
Property for:	Sale
House type:	detached
Property area:	303 m <sup>2</sup>
Lot Size:	4213 m <sup>2</sup>

Bedrooms: 7  
Bathrooms: 6  
Price: 1,500,000.00 €  
Updated: Jul 01, 2024

## Condition

Newbuild: yes  
Built: 2021

## 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

Covered parking space: yes

## Description

Description: ISTRIA A fantastic Istrian modern stone villa (303m<sup>2</sup>) with a large garden (4213m<sup>2</sup>) is located in peace and quiet in the heart of the Istrian peninsula, surrounded by Mediterranean greenery and olive groves. The villa is a new construction with a charming combination of traditional Istrian elements such as stone and wood, but also modern and artistic details and equipment. Artwork and decoration by a local academic artist extends throughout the house, which gives this villa a special charm. It consists of the main building, where the living room with kitchen and dining room and 6 bedrooms with bathrooms are located on the ground floor (on the ground floor and on the first floor). The main house opens onto a spacious Mediterranean garden where there is a large swimming pool with a sun deck. The main building is connected to a smaller building by a glass corridor: in the glass part there is a dining room and an outdoor kitchen next to it, while in

the smaller building there is a wine cellar. The villa has underfloor heating and air conditioning. The villa has additional facilities such as a spa area with sauna and jacuzzi and sports facilities for children (outdoor playground, darts). It is located only 8 km from the medieval town of Svetvinčenta, it is easily reached by highway from the direction of Vodnjan, it is located only 19 km from Pula, the islands of Brijuni and Fažana, and in the surrounding area there are numerous Istrian taverns with traditional specialties such as fuž, truffle dishes and extra virgin olive oil and wines, for which Istria is widely known. The villa is very successfully rented out as a tourist, and can be an excellent investment or as a spacious second home located in the peace and greenery of Istria for anyone looking for complete privacy. More information and sightseeing +385 99 35 66 777 ID CODE: 14967

### Additional contact info

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