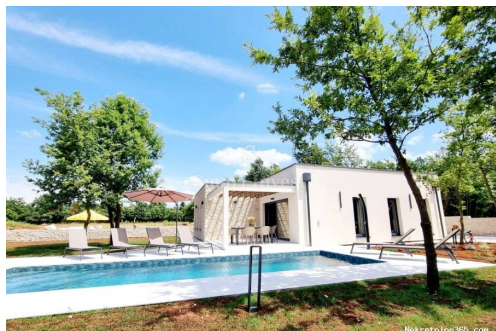


## SVETVINČENAT, nova moderna vila art stila s bazenom, Svetvinčenat, House



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
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, nova moderna vila art stila s bazenom
Property for:	Sale
House type:	detached
Property area:	125 m <sup>2</sup>
Lot Size:	840 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2

Price: 635,000.00 €  
Updated: Jul 01, 2024

## Condition

Newbuild: yes  
Built: 2024

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Covered parking space: yes

## Description

**Description:** ISTRIA - SVETVINČENAT For sale is a new modern villa with a swimming pool and a beautifully landscaped garden, located in the vicinity of the medieval town of Svetvinčenta in central Istria. This newly built villa has an open space living room with kitchen and dining room, 3 bedrooms with access to the terrace with pool, 2 bathrooms, guest toilet and laundry room. It is fully furnished in a modern traditional style, and the artistic paintings, installations and art wallpapers of the local academic artist give it a particularly striking touch. The facade is partially made of stone, as is the entire outer wall that surrounds the villa. The villa is equipped with underfloor heating on a heat pump, while cooling is done through a Mitsubishi air conditioners. There are several parking spaces in the garden. On the spacious terrace there is a swimming pool with a sunbathing area, a semi-covered lounge area and a covered outdoor kitchen with a grill and an outdoor dining area. The villa is sold fully furnished and equipped with all appliances. It is ideal for tourist rental (it is being rented for the first time this season). It is located in a green zone, surrounded by beautiful Mediterranean greenery, peace and quiet, and

it is very easy and quick to reach, especially via the Istrian Epsilon (Vodnjan exit). Only a 15-minute drive separates you from Pula, the sea, Brijuni National park and all other amenities, and a few minutes' drive from Svetvinčenat, a medieval town. There are also numerous Istrian taverns and local specialties in the vicinity, which ensures that you or your guests can enjoy superb gastronomic and oenological experiences. For more information and a viewing appointment, call: +385 99 35 66 777 ID CODE: 14961

### Additional contact info

Reference Number: 621246  
Agency ref id: 14961  
Contact phone: +385(0)/99/356-6777