

## ISTRA, SVETVINČENAT - Kuća s bazenom na rubu naselja, Svetvinčenat, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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 - Kuća s bazenom na rubu naselja
Property for:	Sale
House type:	detached
Property area:	177 m <sup>2</sup>
Lot Size:	919 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	850,000.00 €
Updated:	Jul 04, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 3  
Covered parking space: yes

## Description

Description:

ISTRIA, SVETVINČENAT - House with swimming pool on the edge of the village As if from a fairy tale, the lovely Renaissance town of Svetvinčenat is located on a rugged plateau surrounded by forests, pastures and vineyards. Svetvinčenat is located at 310 meters above sea level in the south of central Istria and is dominated by one of the most beautiful Renaissance squares in the country and the oldest and best preserved medieval castle in Istria. There are 22 settlements in the municipality of Svetvinčenat, which is adorned with natural beauty, rich historical and cultural heritage, artistic manifestations and food and gastronomy tourism. Not far from the town of Svetvinčent, there is a house for sale with a swimming pool on the edge of the village. It is located on the edge of a gentle settlement, surrounded by nature, family houses and holiday homes, offering a perfect balance of rural surroundings and proximity to urban facilities. In addition to the location that provides complete comfort and peace, the property is also distinguished by the quality of construction, which guarantees long-term satisfaction and quality of housing. It was conceived as a single residential unit that extends over two floors with an airy interior bathed in natural light that exudes elegance. The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace containing a summer kitchen. The floor plan of the ground floor is complemented by a bedroom, bathroom and toilet with external access. The first floor consists of two bedrooms with private bathrooms and exits to the terrace. The yard is landscaped and horticulturally decorated, and complete harmony is provided by an elegantly integrated 32 m<sup>2</sup> heated swimming pool with a sunbathing area and a children's playground. The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business. 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: 16770

## Additional contact info

Reference Number: 622403  
Agency ref id: 16770