

## ISTRA, SVETVINČENAT Nova vila rustikalnog stila!, 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  
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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 Nova vila rustikalnog stila!
Property for:	Sale
House type:	detached
Property area:	155 m <sup>2</sup>
Lot Size:	497 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	6
Price:	505,000.00 €
Updated:	Jul 08, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

ISTRIA, SVETVINČENAT New villa in rustic style! Rich history and cultural heritage contribute to the development of this small Istrian center, which is visited annually by more than 60,000 visitors with 70,000 overnight stays, under the name Svetvinčenat!! The attractions of this small town are developing a special form of tourism and other additional tourist offers such as a rich wine and gastronomic offer with brand truffles, then an active holiday in nature, various sports facilities, hiking trails, themed routes, modernly equipped congress centers and visitor centers. Numerous manifestations and festivals together make an unforgettable experience in Svetvincent and its surroundings! The whole of ISTRJA is a destination that lives 365 days a year, which records regular visits! A villa with a swimming pool for sale in the new quiet settlement Cukrići, Svetvinčenat. The facility is located in a residential area and is surrounded by other holiday villas. It is only 20 minutes away from the first beaches and the center of Pula. We offer two beautiful villas in the small and quiet town of Cukrići. The villas are of the same design and have a living area of 155 m<sup>2</sup> and 160 m<sup>2</sup> and a fenced garden of 497 m<sup>2</sup> with a swimming pool and two parking spaces. The ground floor of the villa consists of a living room and 3 bedrooms with their own bathroom, toilet, kitchen and living room with access to a large covered terrace where there is a summer kitchen and an extension of the pool. Internal stairs lead to the first floor, which consists of 3 more bedrooms, each room has its own bathroom and 1 toilet, but there is also a bathroom on the covered terrace (which can be closed if the buyer wants to get another bedroom). The heating of the villa is on the floor. One villa with a pool is intended exclusively for RENT for a period of 1-3 years. Seasonal rental is also possible. After the expiration of three years, the villa is sold, and the long-term tenant can pre-register for the purchase. The current state of the building is highlighted in the photos, but the planned completion is planned for the fall of 2024. The villa comes with all the necessary furnishings (floors, parquet, walls, underfloor heating, electricity, sanitary facilities), and the buyer arranges the interiors himself. The villas are located 3 minutes' drive from the first shop and restaurant. The seller is a legal entity Ownership 1/1 Unencumbered. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 31834

**Additional contact info**

Reference Number: 622866  
Agency ref id: 31834