

## Svetvinčenat, okolica, luksuzna vila, Svetvinčenat, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Svetvinčenat, okolica, luksuzna vila  
Property for: Sale  
House type: detached  
Property area: 131 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 7  
Bathrooms: 3  
Price: 499,000.00 €  
Updated: Jul 16, 2024

#### Condition

Built: 2021

#### Location

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

ZIP code: 52342



## Additional information

Energy efficiency: In preparation

## Description

Description:

We are selling a beautiful villa in a quiet street near the medieval town of Svetvinčent. This modern two-story house has a total area of 131 m<sup>2</sup>. On the ground floor there is a spacious open space that includes a fully equipped kitchen, dining room and living room with direct access to the pool beach. There is also one bedroom, a bathroom, and a spacious storage area and engine room. The floor is designed as a night area with two comfortable bedrooms, each with its own integrated bathroom, and access to a balcony with a wonderful view of the surrounding natural landscape and olive grove. The olive grove, which is illuminated in the evening, creates a special atmosphere and highlights the natural beauty of the old olive tree. The grounds cover 1,000 m<sup>2</sup>, including a beautiful 40 m<sup>2</sup> heated swimming pool with a fluorescent mosaic that creates a special atmosphere after sunset. An olive grove, 40 years old, bordered by a dry wall, further beautifies this property. Automatic irrigation was implemented to maintain the garden. The villa is designed as a smart house with touch display thermostats connected to mobile devices, which enables wireless regulation of heating and cooling. The house has floor heating and air conditioning. The property is secured by video surveillance and an alarm, it is fenced, and at the entrance there is an automatic gate that leads to a spacious parking lot. Only 4 kilometers away is the center of Svetvinčent with shops, church, post office, restaurants and cafes. This villa, categorized with four stars, has recently been used as a tourist rental. The new owner can take over the rental business, which will certainly justify the investment, or use it for his own luxurious vacation in the peace and quiet of beautiful green Istria. ID CODE: 2005-429

## Additional contact info

Reference Number: 624665  
Agency ref id: 2005-429  
Contact phone: 052210824