

## ISTRA, SVETVINČENAT - Dizajnerska prizemnica s atrijem! Novogradnja! 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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Region: Primorsko-goranska županija  
City: Rijeka  
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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 - Dizajnerska prizemnica s atrijem! Novogradnja!
Property for:	Sale
House type:	detached
Property area:	210 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Bedrooms:	11
Bathrooms:	4
Price:	820,000.00 €
Updated:	Oct 16, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

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

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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Covered parking space: yes

## Description

Description:

ISTRIA, SVETVINČENAT - Designer one-story house with an atrium! New construction! In one of the settlements in the Municipality of Svetvinčenat, a newly built designer one-story house with a total living area of 210 m<sup>2</sup> on a plot of 1000 m<sup>2</sup> is for sale. The project of this beautiful property is recognizable for its spacious living space and lots of natural light with renowned designer high-quality furniture! In the center of the building itself is the atrium, which greatly contributed to the special architecture and visualization of this beautiful new one-story house. A beautiful olive tree is planned to be planted in the atrium, which will complete the modern space with a touch of Mediterranean characteristics. Because of the atrium, the entire villa has a circular concept, and from every part of the house, the glass walls of the atrium offer natural light, as well as an innovative and unusual construction style. The villa consists of an entrance hall with a separate technical room, then next to the glass wall of the atrium we approach a really spacious area with a fully equipped kitchen and dining room, and in the further extension we find a beautifully decorated living room, and from the kitchen area as well as from the living room via glass walls leading to the terraces next to the pool. Furthermore, within the villa we have 4 bedrooms, each with its own bathroom, and two rooms have their own terraces. In addition to the above, the house has a toilet and a storage room. The spacious garden offers a heated pool of 36 m<sup>2</sup> with a beach. Next to the pool there is a covered summer kitchen equipped with a grill. A septic tank was installed for the disposal of waste water. 3 parking spaces are provided. LOCATION: Extremely quiet location surrounded by several holiday villas. A big advantage is the proximity of amenities such as shops and restaurants within a 2-minute drive by car, and the house itself, or the village in which it is located, is isolated and far from the main roads, so it provides a very peaceful environment. Pula is a 15-minute drive away, while Rovinj is a 20-minute drive away. MATERIALS - 25 cm brick block - load-bearing walls - thermal insulation - external walls - AB board - roof structure - tiles - roof - tiles - swimming pool, floors HEATING AND COOLING - heat pump floor heating - air conditioners CARPENTRY AND BUILT-IN EQUIPMENT - external aluminum carpentry - mosquito screens - lighting, alarm, video surveillance - external lighting, modern sanitary facilities - remote opening patio door. In addition to everything visible in the pictures, it is very important to point out that the complete horticulture and all the environment will be done as part of the highlighted price, and an automatic irrigation system will be installed, given that a rich horticultural content is planned! Neat property with no encumbrances! An unusual project of a new villa with special architecture! We are at your disposal for any further questions! Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32097

Additional contact info

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