

## VILLA KOJA ODIŠE ELGANCIJOM, SA BAZENOM I POMOĆNIM OBJEKTOM, Svetvinčenat, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	VILLA KOJA ODIŠE ELGANCIJOM, SA BAZENOM I POMOĆNIM OBJEKTOM
Property for:	Sale
House type:	detached
Property area:	332 m <sup>2</sup>
Lot Size:	2094 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	1,350,000.00 €
Updated:	Jul 19, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A
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### Parking

Covered parking space:	yes
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### Description

Description:	NEW IN DOGMA NEKRETNINA'S OFFER - ELEGANT VILLA WITH SWIMMING POOL AND ANCILLARY FACILITIES The villa with an auxiliary facility has a total living area of 332 m <sup>2</sup> , distributed over the ground floor and first floor. On the ground floor, there is a spacious hallway that leads to the laundry room and storage room, and then to the modern kitchen connected to the dining room and living room. From the living room there is an exit to the covered terrace,
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which includes a hydromassage tub, ideal for relaxation. Also, the ground floor includes two bedrooms, each equipped with a wardrobe and its own bathroom. The heated pool of 48 m<sup>2</sup> is located on the terrace below the villa, while the pool terrace occupies 150 m<sup>2</sup>, providing enough space for sunbathing and enjoyment. Next to the main building there is a separate fitness and spa house, equipped with exercise equipment and a sauna, allowing guests additional privacy and relaxation. There are three bedrooms on the first floor, each with its own dressing room and bathroom, and from each room there is an exit to an uncovered terrace that offers a beautiful view of the surrounding forest and vineyards. Private terraces and a swimming pool in the garden add to the enjoyment of the peaceful and picturesque surroundings. The villa offers many additional benefits such as a Mediterranean garden, covered parking, a security system that includes cameras and an alarm, underfloor heating throughout the building and air conditioners in every room, ensuring maximum comfort throughout the year. For any additional information and viewing of the property, please contact us to offer you a personalized approach and discreet service of finding properties according to your wishes and preferences. LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS1513294

## Additional contact info

Reference Number: 625481  
Agency ref id: IS1513294