

## Moderna vila s bazenom, Svetvinčenat, Svetvinčenat, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

|                |                                      |
|----------------|--------------------------------------|
| Title:         | Moderna vila s bazenom, Svetvinčenat |
| Property for:  | Sale                                 |
| House type:    | detached                             |
| Property area: | 252 m <sup>2</sup>                   |
| Lot Size:      | 754 m <sup>2</sup>                   |
| Bedrooms:      | 6                                    |
| Bathrooms:     | 4                                    |
| Price:         | 860,000.00 €                         |
| Updated:       | Jul 26, 2024                         |

### Condition

|            |      |
|------------|------|
| Newbuild:  | yes  |
| Condition: | Kept |

## 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

Infrastructure: Active telephone line, Air conditioner, Telephone installation



## Parking

Number of parking spaces: 2

## Description

Description: When architecture and design result in perfect projects that redefine the concept of a modern home with their extravagant appearance, we are witnessing a true artistic achievement. Today, we are particularly delighted to present to you a very interesting and unique property characterized by impressive modern architecture and a luxurious interior where aesthetics follow functionality. The villa was built following the highest construction standards, with the use of the highest quality equipment in order to achieve the highest level of energy efficiency. Optimum heating and cooling is possible with inverter air conditioners. Additional insulation and noise protection is provided by top-quality external joinery. This modern villa with a swimming pool is located 2 km from Svetvinčenat in a small village, so its perfect location offers absolute peace and relaxation. Located on a spacious plot of 754 m<sup>2</sup>, extending over two residential floors with a total area of 252 m<sup>2</sup>, this villa combines all aspects of modern living. From the very first step into the interior of this beautiful villa, the ground floor captivates with its open space that elegantly connects the modern kitchen with a spacious dining room, creating a pleasant space for family and other gatherings. The living room further enriches this entire space, with the perfect selection of furniture in combination with the warm tones of the walls. , and the entire space and all elements are united by a carefully designed design, creating a functional and aesthetically attractive environment inside the villa. Large glass walls enable communication with the outdoor space by the pool and summer kitchen. An internal staircase leads to the first floor, where

there are four spacious and modernly equipped bedrooms, each with its own bathroom, and two rooms have access to a spacious balcony. All rooms are air-conditioned. And what is no less important to note is that the villa is equipped with modern technology, alarm, video surveillance, automatic lawn irrigation, top-quality external and internal lighting, etc. This luxurious villa can certainly fulfill everyone's wishes. A very special modern and beautiful design with maximum comfort, enables a comfortable life for every family. In addition to everything already mentioned, what makes this location perfect is its transport connection, which offers all the necessary facilities in nearby cities and towns within a fifteen-minute drive. Inside the landscaped garden there is a swimming pool with a sunbathing area and a well-kept lawn, while on the opposite side there is a larger parking space. The house is owned by a legal entity and the offered price includes VAT, which exempts the Buyer from paying real estate sales tax (3%). We hope that we have at least briefly managed to convey this perfect villa to you, and if we have attracted your attention, please feel free to contact us for any other questions. Custom ID: M-0690 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

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Agency ref id: M-0690  
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