

## ISTRA, SVETI PETAR U ŠUMI - Visokokvalitetna montažna prizemnica s bazenom, Sveti Petar U Šumi, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
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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, SVETI PETAR U ŠUMI - Visokokvalitetna montažna prizemnica s bazenom
Property for:	Sale
House type:	detached
Property area:	147 m <sup>2</sup>
Lot Size:	630 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	1.00 €
Updated:	Aug 23, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Sveti Petar U Šumi
City area:	Sveti Petar u Šumi
ZIP code:	52404

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, SVETI PETAR IN THE FOREST - High-quality prefabricated house with a swimming pool Surrounded by old forests and located on a hilly plain, Sveti Petar u Šuma, seat of the smallest municipality in Istria, is the most unusual Istrian
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town. Typical Istrian architecture is less represented here, but a noticeable influence of the north is already noticeable in its construction. Most of the houses scattered around St. Peter are still covered with stone shutters, gray with time. It is widely known for the beautiful baroque church of Saints Peter and Paul and the Pauline monastery, with stone walls and surrounded by a garden and a large square in front of the church and monastery, where one of the oldest Glagolitic monuments - the Supetar fragment - was found. We present to you this high-quality modern prefab house with an area of 147.70 m<sup>2</sup> on a plot of land of 630 m<sup>2</sup>. It is a high-quality prefabricated house with a ventilated roof. The new building consists of: - two bedrooms with separate bathrooms - kitchen, dining room and living room in the same space - a room intended for laundry where there is also a device for heating water - a space that has access directly to the pool with a separate toilet and with a shower (preparations for a sauna and jacuzzi have been made and adequate ventilation for the wellness room has been installed), but if desired, it can also be arranged as another bedroom or as a gym. - a separate room with a separate entrance of 4.70 m<sup>2</sup> where the main electrical cabinet with fuses, a server for cameras (the 1st phase for video surveillance was made), an inverter for solar panels (wells were also pushed into the attic space if install panels once) and in that room there is an opening for the entrance to the attic and an additional closet or shelves for storing things can be placed. Important information: - PVC joinery has built-in el. blinds with mosquito nets and climate sensors in the living room - the front door is made of aluminum - Inoterm high-quality door - all the floors are made of ceramic, under which the el. underfloor heating - there are 3 air conditioners - in the bedrooms and the living room - the facade cladding is made of wood fibers and the inside of the external walls is filled with cellulose as a thermal insulator - for the disposal of waste water, a biopurifier with a compressor is installed - the preparation for the sliding electric portun at the entrance to the yard, as well as threaded sockets for car chargers, light for carports, etc. - the first phase for the antenna and TV is installed. The outdoor pool is 3 x 10 m, the pool shell is covered with washed with blue color and the engine room is located under the beach, a heat pump is installed and the price includes a winter cover for the pool. A bioclimatic pergola of 15 m<sup>2</sup> with integrated LED lighting will be placed in the corner between the kitchen/living room and the pool. This newly built villa offers its future owners everything they need for a safe and peaceful stay throughout the year, as well as being the perfect property for developing your own tourist offer with a secure return on investment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: <http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 32801

## Additional contact info

Reference Number: 634394  
Agency ref id: 32801