

## ISTRA, SVETVINČENAT - Moderna vila s bazenom smještena na predivnoj lokaciji, Svetvinčenat, House



### Seller Info

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First Name: Agencija  
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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 - Moderna vila s bazenom smještena na predivnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	110 m <sup>2</sup>
Lot Size:	1481 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Price:	525,000.00 €
Updated:	Sep 02, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRIA, SVETVINČENAT - Modern villa with swimming pool located in a wonderful location The Renaissance town of Svetvinčenat is one of Istria's jewels
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with a rich tourist offer and numerous events held in the attractive historical spaces of this town. Svetvinčenta is decorated with a Renaissance square with a castle, which is the symbol of the place itself. This special town with a rich tradition, with its interesting and diverse programs, the most prominent of which are the Medieval Festival, the Cheese Festival, and the Festival of Dance and Non-Verbal Theater, attracts many visitors every year. In a beautiful location in a quiet place, a villa offering the perfect balance of comfort and luxury is offered for sale. The villa has a total net usable area of 110.05 m<sup>2</sup> and is located on a beautiful garden with a total area of 1481 m<sup>2</sup>. The villa consists of an entrance hall, a storage room, a guest toilet, two bedrooms with private bathrooms and direct access to a balcony with a view of nature, a kitchen and a spacious living room with an open-concept dining room and direct access to a covered terrace and a garden with a heated swimming pool, which is ideal for entertaining and relaxing with friends and family. All rooms are comfortable and air-conditioned. Heating and cooling is through air conditioners installed in all rooms and electric underfloor heating throughout the house, except in the bedrooms where air conditioners are used for heating and cooling. There is also a fireplace in the living room, which can serve as an additional source of heating and contributes to the ambiance of comfort and luxury. The house is well furnished and equipped and is being sold as such. The backyard is large and enchanting, providing you with space for relaxation and outdoor recreation. What is certainly one of its many advantages is the maximum level of privacy and peace provided by the very location of the villa. The villa is located outside the village, in an isolated and quiet location. You only need a few minutes to walk to the center of Svetvičent. Thus, these villas represent an ideal option for all those who are looking for their own oasis of peace without neighbors nearby, away from noise, crowds and views. There is also a heated swimming pool in the garden, which allows you to swim in the off-season. The pool is heated by a heat pump and has a total area of 30.70 m<sup>2</sup>. The pool heating is regulated via wifi and an application, which allows you to set the optimal temperature while you are not in your house. Next to the pool is a covered summer terrace equipped with a dining table, ideal for relaxing and entertaining friends and family. The outdoor terrace has been carefully designed to provide an ideal place to enjoy the fresh air, while being completely covered, allowing you to protect yourself from the elements. In addition, the terrace is equipped with a grill, ideal for socializing and preparing delicious meals outdoors. This villa also gives you the convenience and flexibility of parking with the possibility of accommodating up to four vehicles in the spacious parking lot. This villa is categorized and is perfect for a family stay or as an investment for tourist rental. With a high level of equipment, excellent reviews and occupancy during the season, this property offers potential income profitability. **ADDITIONAL INFORMATION:** \* The villa is sold fully furnished as can be seen in the pictures. \* The ownership of the villa is in order, the owner 1/1, without financial burden, and the villa has all the documentation. \* The villa is equipped with underfloor heating in all rooms except the bedrooms, air conditioners with the possibility of heating and cooling are installed in each room and a fireplace in the living room. \* Ceramics were used as floor coverings in all

rooms, except in the bedrooms where there is laminate. \* For lighting in the villa, modern solutions are used that complement the interior and exterior appearance of the villa. \* The villa has a swimming pool with water heated by a heat pump, and you can adjust the temperature via the app, which is very practical. Regardless of the villa's isolation, it is still nearby, offering future owners everything they need for everyday life. Thus, all facilities such as numerous shops, restaurants, schools and the like are only a few minutes from this villa. Just a 20-minute easy drive from the villa, you have the opportunity to swim in the fresh sea on beautiful beaches. All beaches, in addition to the crystal clear sea, offer their visitors numerous additional activities, such as restaurants on the sea, beach bars, various sports fields, green fields ideal for picnics, numerous activities and sports at sea, boat rental options, boat mooring options, etc. similar to. For those who are thinking about where the shops are, you must know that there are many larger shopping chains just a few minutes from the villa. The restaurants surrounding the villa are a few minutes away from the villa and you can reach them on foot, and you have the opportunity to taste one of the most famous traditional Istrian dishes and one of the most famous Istrian wines, olive oils and more. Other important facilities such as schools, highway, airport and the like are not more than 20 minutes' easy drive from the villa. This house represents an excellent opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rental. 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: 31624

### Additional contact info

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