

## Autentična kamena vila s bazenom i prostranom okućnicom u idiličnoj Istri, blizu Svetvinčenta, Svetvinčenat, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the

ownership with the land registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Autentična kamena vila s bazenom i prostranom okućnicom u idiličnoj Istri, blizu Svetvinčenta
Property for:	Sale
Property area:	290 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1,250,000.00 €
Updated:	Oct 02, 2024

### Condition

Built: 2017

### 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
Inspection certificate:	yes



## Additional information

Infrastructure: Electricity  
Energy efficiency: A+

## Description

Description: Stone House with Heated Pool and Spacious Yard Near Svetvinčenat! Enjoy the playful synergy of Istrian stone, trees, and a vast estate featuring modern furniture, all combined with a profound sense of style and aesthetics. Artworks adorn the walls of the villa, warming every inch of the comfortable interior filled with natural daylight. The villa consists of a ground floor and first floor. The ground floor includes a kitchen, spacious dining area, living room, wellness area, two bedrooms, a bathroom, guest toilet, utility room, and a machinery room, while the first floor features four bedrooms with four bathrooms and a storage room. Spacious enough to comfortably accommodate 12+2 guests, the villa boasts a panoramic dining area with a view of the pool, and a wine cooler mini-bar. On the other side of the pool is a large 55m<sup>2</sup> terrace and a covered outdoor kitchen, perfect for culinary experiences and entertaining larger groups. The 36m<sup>2</sup> panoramic dining area is suitable for hosting smaller seminars and workshops. In front of the dining area is a terrace/beach, a heated pool measuring 54m<sup>2</sup> (12x4m) with a depth of 1.35m, plus an entry step area for a shallow section for children (6m<sup>2</sup>), and a pool with a hydromassage feature and waterfall. For a spring, autumn, and winter wellness experience, there is an indoor hydromassage pool and a Finnish sauna, along with sports equipment and accessories. The house is equipped with underfloor heating in all rooms and fan coils for heating and cooling, totaling 10 units. The yard features an outdoor playground for children (with a slide, swing, seesaw, and rocking horse), fitness equipment for adults, and a concrete table for table tennis. The yard is landscaped and irrigated, with a lawn and Mediterranean plants. Part of the yard is enclosed by a stone wall, while the rest has a fence. A gated parking area is available for a larger number of cars. The distance to the airport is 18 km, 13 km to the marina and ferry port, while the nearest services such as a clinic, gas station, bank, pharmacy, and dentist are 7 km away. Tennis courts and a sports center are 15 km from the villa, and the beautiful beach is just 12 km away. The distance from Pula and Rovinj is only a 15-20 minute drive by car. #sale #house #villa #istria #svetvinčenat #pula #rovinj

## Additional contact info

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