

## Svetvinčenat - rustikalna vila s bazenom, 160 m2, Svetvinčenat, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Svetvinčenat - rustikalna vila s bazenom, 160 m2
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	625 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	570,000.00 €
Updated:	Oct 04, 2024

### Condition

Built: 2014

### Location

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



### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: C

### Description

Description: Kaiser Immobilien presents a rustic villa in the heart of Istria. The villa is located in a very quiet and elite place not far from larger cities on the coast, such as Rovinj. It is located on a plot with a total area of 625 m<sup>2</sup> and offers 160 m<sup>2</sup> of living space spread over the ground floor and first floor. The yard is landscaped and intended for a swimming pool with a sunbathing area and a space for socializing. On the ground floor, there is an open space for the kitchen, dining

room and living room with access to the pool's sunbathing area. The villa is designed to provide you with everything you need for a pleasant and simple stay in it. Its rustic design with integrated furniture creates a wonderful impression of Istria. From the ground floor there is a view of the greenery and the rustic villas in the neighborhood. The ground floor also offers one bedroom with its own access to the pool and a bathroom. There are three bedrooms and two bathrooms on the first floor. The rooms are very spacious and modernly furnished, and each has its own exit to the terrace. Pula Airport - 14 km Portorož Airport - 52 km Rijeka Airport - 58 km For more information, contact the agent. ID CODE: 112-120

### Additional contact info

Reference Number: 647909  
Agency ref id: 112-120