

## Atraktivna vila u srcu Istre, Svetvinčenat, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Atraktivna vila u srcu Istre  
Property for: Sale  
House type: detached  
Property area: 212 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 10  
Bathrooms: 2  
Price: 449,000.00 €  
Updated: Oct 04, 2024

#### Condition

Built: 2006

#### Location

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

ZIP code: 52342



## Additional information

Energy efficiency: In preparation

## Description

Description:

A charming stone villa for sale in an authentic Istrian style, located in a quiet and private resort consisting exclusively of luxury villas with swimming pools. The villa is located on a spacious garden of 596 m<sup>2</sup>, which is fenced and landscaped, providing complete privacy. In the center of the garden there is a large swimming pool with a sunbathing area, perfect for relaxing on sunny days. This unique villa, which covers an area of 224 m<sup>2</sup>, is built in a traditional style and extends over two floors. The ground floor includes an open kitchen, dining room and living room with a beautiful wood-burning fireplace. The living room leads to a covered terrace that leads directly to the pool. On this floor there is also one bedroom with access to the pool, a study, a bathroom and a storage room. Upstairs there are three spacious bedrooms, two of which have access to a large covered terrace, ideal for a morning break with coffee. The upstairs bathroom is equipped with a spa bath, while an additional storage room offers practical storage solutions. The villa is completely finished, with installed heating and cooling systems, and ready to move into. Future owners are also offered the possibility of using tennis courts located in the immediate vicinity, which additionally contributes to a luxurious and active lifestyle. This property is perfect for family life, but also as an investment for tourist purposes, given the ideal location in the heart of Istria - only 6 km from Vodnjan, 12 km from Fažana and the sea and 20 km from Pula airport. The villa has two private parking spaces and is sold fully furnished and equipped. ID CODE: 2005-520

## Additional contact info

Reference Number: 649143  
Agency ref id: 2005-520  
Contact phone: 052210824