

## Prekrasna vila s bazenom – Idealna prilika za investiciju!, Svetvinčenat, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Prekrasna vila s bazenom – Idealna prilika za investiciju!
Property for:	Sale
House type:	detached
Property area:	144 m <sup>2</sup>
Lot Size:	461 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	2
Price:	565,000.00 €
Updated:	Oct 18, 2024

### Condition

Built:	2012
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### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	1
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### Description

**Description:**

This beautiful villa with an area of 144 m<sup>2</sup> represents an extraordinary opportunity for all those who are looking for the perfect combination of comfort and business opportunities. With years of successful rental, the villa already has an established base of satisfied guests, which makes it an ideal investment. Location: The villa is located 11 km from Svetvinčent and 5 km from Vodnjan. Property details: The villa is spread over two floors and offers the perfect layout for family life or as a tourist destination. On the ground floor there is a spacious living room with a comfortable double and triple sofa bed, large LCD TV, fireplace and air conditioning, which provides a pleasant atmosphere. From the living room you can go out to the terrace, perfect for enjoying the outdoors. The dining room is connected to a fully equipped kitchen that includes all the necessary appliances. The ground floor also contains a modern bathroom with a washing machine. On the first floor there are three bedrooms, with a bathroom that offers additional comfort. The air conditioner in the corridor ensures pleasant conditions throughout the year. Outdoor facilities: Enjoy the outdoor space with a spacious terrace, a brick barbecue and a wonderful swimming pool of 32 m<sup>2</sup>, surrounded by comfortable deck chairs. The yard is completely fenced, providing privacy and security, and includes a parking space. Investment potential: Given the long-term rental and positive feedback from guests, this villa represents an excellent opportunity for investors who want to monetize their property or start a successful business venture in tourism. Do not miss this unique opportunity - contact us for more information and arrange a viewing! ID CODE: IS1514310

**Additional contact info**

Reference Number: 661751  
Agency ref id: IS1514310