

## SVETVINČENAT - ISTRA, KVALITETNA NOVOGRADNJA S BAZENOM, 243 M2, Svetvinčenat, House



### Seller Info

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Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
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About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria  
real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	SVETVINČENAT - ISTRA, KVALITETNA NOVOGRADNJA S BAZENOM, 243 M2
Property for:	Sale
House type:	detached
Property area:	243 m <sup>2</sup>
Lot Size:	1001 m <sup>2</sup>

Bedrooms: 5  
Bathrooms: 4  
Price: 650,000.00 €  
Updated: Oct 25, 2024

## Condition

Built: 2021

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: ISTRIA - SVETVINČENAT vicinity, for sale is a modern new villa with 4 bedrooms and swimming pool, 10 km to the sea. This new, high-quality villa is situated on an excellent location, close to shops, cafes, church etc., located between the beautiful medieval towns of Svetvinčenat and Vodnjan in south-central Istria. It is about 10 kilometers away from the sea and the beaches in Barbariga, Peroj, and Fažana. Distance to the city of Pula (center and airport) - 17 km, Rovinj - 29 km, Zagreb - 240 km... The villa with a total area of 243 m<sup>2</sup> (with terraces) is located on a land plot of 1,001 m<sup>2</sup>. Living area of the house is 167 m<sup>2</sup> (living room with kitchen and dining room, 4 bedrooms, each with en-suite bathroom and access to a terrace). The villa is equipped with 5 air conditioners, electric underfloor heating and an internal solid fuel fireplace, video surveillance (Hikvision), Ajax alarm system (all rooms are covered with IR sensors and fire sensors). The ground floor opens into a spacious terrace with a place for barbecue and to a 40 m<sup>2</sup> (10 x 4 m) swimming pool with a whirlpool. The yard is completely fenced and equipped with various facilities for play and entertainment. The annual yield based on 14 weeks of renting a house is approx. 35,000 - 40,000€ net. If you are looking for a safe investment with an excellent return, this is a great property! Take advantage of the reduced price! Clear ownership. For

more information and a viewing appointment call: +385/99/320-0011 ID CODE:  
14510

### Additional contact info

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