

## ISTRA, SVETVINČENAT - Idilična kuća za odmor s bazenom, Svetvinčenat, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, SVETVINČENAT - Idilična kuća za odmor s bazenom
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	615 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	500,000.00 €
Updated:	Oct 25, 2024

### Condition

Newbuild:	yes
Built:	2018

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
--------------------	----

### Heating

Central heating:	yes
------------------	-----



## Parking

Number of parking spaces: 2

## Description

Description:

ISTRIA, SVETVINČENAT - Idyllic holiday home located on the outskirts of a small picturesque Istrian village next to a beautiful forest. Not far from Svetvinčent, in a small Istrian pyrotechnic village, this quality house with a total of 220 m<sup>2</sup> of living space is located. It is located on the outskirts of a small settlement next to a beautifully maintained forest, ideal for walking or cycling. The house is located on a plot of 615 m<sup>2</sup>. ORGANIZATION OF THE SPACE: Upon entering the house, we are greeted by a wonderful open space in which there is a spacious and modernly equipped kitchen, dining room and spacious living room. From the living room there is an exit through the glass wall to the covered terrace and a view of the swimming pool and greenery. One of the bedrooms and a bathroom are also located on the ground floor. An internal staircase leads to the upper floor of the house, where there are 3 additional spacious bedrooms, one of which has its own bathroom, while the other two bedrooms share one bathroom. YARD: The house is located on a fenced plot of 615m<sup>2</sup>, hidden from view. Along the wall, a fence and a living green fence were placed to ensure peace and privacy during the use of the garden. Covered parking for two cars is also provided. A special atmosphere in the garden is created by the natural shade created by trees from the forest next to which the house is located, in addition to enough greenery and green areas, there is also a 34m<sup>2</sup> swimming pool with a sunbed ideal for the summer months. In addition to the covered terrace, there is also a barbecue, as well as an entertainment area with table tennis or a place to relax with your favorite book. ADDITIONAL INFORMATION; \* Air conditioners are used for heating and cooling, and the first stage of central heating on radiators has been installed. \* Solar collectors for hot water are installed on the roof. \* 10 cm facade insulation and PVC joinery with mosquito nets were installed. \* The house is for sale fully furnished and equipped. \* The house is used as a tourist rental. \* Ownership is pure 1/1, no financial burden! Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34465

## Additional contact info

Reference Number: 664051  
Agency ref id: 34465  
Contact phone: +385 95 576 8337