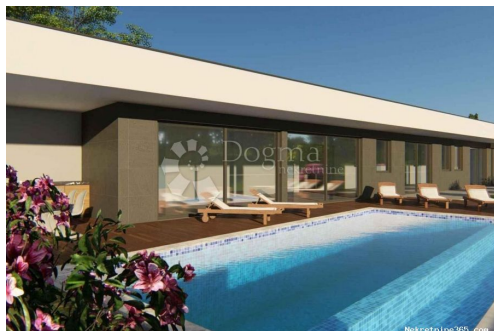


## MODERNA VILA S POGLEDOM NA PRIRODU, Svetvinčenat, House



### 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  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:         | MODERNA VILA S POGLEDOM NA PRIRODU |
| Property for:  | Sale                               |
| House type:    | detached                           |
| Property area: | 176 m <sup>2</sup>                 |
| Lot Size:      | 742 m <sup>2</sup>                 |
| Bedrooms:      | 4                                  |
| Bathrooms:     | 3                                  |
| Price:         | 545,000.00 €                       |
| Updated:       | Oct 28, 2024                       |

### Condition

|        |      |
|--------|------|
| Built: | 2023 |
|--------|------|

### 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: | A+ |
|--------------------|----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 3 |
|---------------------------|---|

### Description

Description: Central Istria is known for its historical and cultural heritage. The same applies to

the well-known medieval town of Svetvinčenat, which is precisely located in such an environment. Not far from it there are 4 newly built villas. This green oasis is in close contact with nature, and at the same time offers some of the best gastronomic delights and lots of adventure and fun. So what's better than a place that simultaneously offers enjoyment, all kinds of challenges and a great Mediterranean climate all year round. We are selling a beautiful one-story house located in an idyllic natural environment. The house offers an unforgettable view of nature, and the overall construction in front of it will not disturb that peace. The house has an open living room and kitchen with a charming fireplace, and large aluminum sliding walls allow access to the swimming pool and sunbathing area with an area of 32 m<sup>2</sup>. It also has an outdoor covered summer kitchen and a guest toilet and storage room. Downstairs there are three spacious bedrooms with their own bathrooms. The house has a floor plan area of approx. 176 m<sup>2</sup> and is sold complete, on a turnkey basis (except furniture). The area of the plot is 742 m<sup>2</sup>. Electric underfloor heating is installed in all rooms, air conditioners for cooling and heating, and installation for solar panels ensure a comfortable life. The environment will be arranged approximately according to the renders with automatic irrigation, grass, green fences, bushes. Green areas and a sunny terrace invite you to swim and sunbathe. The property will be fenced with automatic gate opening, and three parking spaces are available. The house is facing west and southwest in order to make maximum use of sunlight. The terrace provides the greatest pleasure in unforgettable sunsets. The kitchen is designed to encompass and form an integral part of the living room. Thus united, they form a spacious and bright living space for all-day use, enjoyment and socializing. Equipment reflects quality. Equipment: Electric underfloor heating in all rooms Air conditioning cooling Fireplace living room Separate engine room Solar panels hot water Insulation 10 cm ALU windows of the German brand Ceramic floors, parquet floors in the bedrooms Geberit and Grohe sanitary ware Gray panel fence and planted greenery Sunbed Built-in blinds The self-ventilating facade underneath is stone wool Alarm and video surveillance More information on request. ID CODE: IS1513769

## Additional contact info

Reference Number: 665762  
Agency ref id: IS1513769