

## OTMJENA VILLA SA BAZENOM NA LIJEPOJ LOKACIJI, 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:	OTMJENA VILLA SA BAZENOM NA LIJEPOJ LOKACIJI
Property for:	Sale
House type:	detached
Property area:	254 m <sup>2</sup>
Lot Size:	1909 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,210,000.00 €
Updated:	Oct 29, 2024

### 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:	A+
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### Parking

Covered parking space:	yes
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### Description

Description:	<p>NEW IN DOGMA NEKRETNINA'S OFFER - CLASSY VILLA WITH SWIMMING POOL IN A BEAUTIFUL LOCATION The villa covers an area of 254 m<sup>2</sup> and is located on a plot of 1850 m<sup>2</sup>. It consists of a ground floor and a first floor and offers luxurious and spacious accommodation. An entrance hall leads you to the spacious ground floor, where there is a wine cellar, a storage room, a laundry room, then a kitchen with an open-plan dining room and living room, and an exit to a covered porch with a stone grill and a large granite table for 12 people.</p>
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The central part of the garden is decorated with a heated pool of 48 m<sup>2</sup>, located in the garden, and a heated shower. On the ground floor there is also a sauna and one bedroom with a wardrobe and its own bathroom and exit to the terrace. Upstairs there are 3 more bedrooms, each with a wardrobe and bathroom, and an uncovered terrace. The villa is fully equipped with underfloor heating and air conditioning in every room, which ensures a pleasant temperature throughout the year. Additional amenities include covered parking, a hot tub, a badminton and volleyball court, and a beautiful Mediterranean garden. A security system with cameras and an alarm provides additional peace of mind and security. The villa's central location makes it ideal for exploring the Istrian peninsula, providing the perfect balance between privacy and accessibility to local attractions. For any additional information and viewing of the property, please contact us to offer you a personalized approach and discreet service of finding properties according to your wishes and preferences. LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS1513291

### Additional contact info

Reference Number: 666767  
Agency ref id: IS1513291