

## VILLA SA BAZENOM I PROSTRANOM OKUĆNICOM, NA OSAMI! 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>  
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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:	VILLA SA BAZENOM I PROSTRANOM OKUĆNICOM, NA OSAMI!
Property for:	Sale
House type:	detached
Property area:	303 m <sup>2</sup>
Lot Size:	4213 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	6
Price:	1,250,000.00 €
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:	In preparation
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### Description

Description:	<p>A unique designer villa with a spacious garden, secluded in the company of untouched nature, represents a perfect combination of luxury and natural beauty. This villa ensures maximum privacy and peace, located far from the village, in an isolated and peaceful location. Upon entering the ground floor, you are greeted by an entrance hall with a wardrobe area. The central part of the ground floor consists of a living room designed according to the "open space" principle, which opens onto a sunny terrace. The spacious and comfortable living room allows direct communication with the terrace, ideal for enjoying sunny days. Next to the living room, there is a spacious dining room connected to a modern kitchen. On the ground floor there is also one bedroom with a private bathroom, a guest toilet, a technical room that also serves as a storage room, and a wellness area with a sauna and jacuzzi. An internal staircase leads to the first floor of the villa, where there</p>
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are four bedrooms, each with its own bathroom. Each room offers a wonderful view of untouched nature, providing a feeling of peace and relaxation. On the ground floor, connected to the dining room, there is an additional bedroom that can also be used as an office space, a gym or other uses as needed. Underfloor heating in all rooms ensures a comfortable temperature throughout the year. Air conditioners with the possibility of heating and cooling are installed in every room. Parquet was used in all rooms, except for the kitchen, bathrooms, toilet and wellness, while high-quality ceramics were installed in these rooms. Modern lighting solutions complete the interior and exterior appearance of the villa. The villa has a swimming pool with heated water, ideal for relaxing at any time of the year. The villa is sold fully furnished, with proper documentation, ready to become your new dream home. A peaceful village in the vicinity of Svetvinčent, located in the heart of Istria, is a true paradise for those looking for relaxation and an escape from the hectic everyday life. This picturesque village is surrounded by lush greenery and untouched nature, providing the perfect environment for a peaceful and relaxed stay. For any additional information and viewing of the property, please feel free to contact us in order 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: IS1513078

### Additional contact info

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