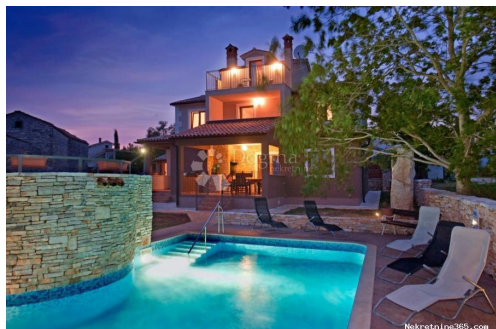


## Prekrasna vila sa jedinstvenim bazenom, Svetvinčenat, House



### 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:	Prekrasna vila sa jedinstvenim bazenom
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	599 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	6
Price:	549,000.00 €
Updated:	Oct 29, 2024

### Condition

Last renovation:	2013
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### Location

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

### Permits

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



### Additional information

Energy efficiency:	In preparation
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### Parking

Covered parking space:	yes
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### Description

Description:	The medieval town of Svetvinčenat, located in the south of central Istria, is one of the Istrian gems in which the tourist offer has been revived only in recent years,
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especially through various events that take place in extremely attractive historical areas of this town. In the medieval castle of the Morosini-Grimani family in the summer months, programs take place as part of the Istria Ethno Jazz Festival, and the nearby beautiful main town square and surrounding areas are the stage of the traditional Festival of Dance and Nonverbal Theater. Just a few kilometers away from the center is this modern house with a swimming pool. The house is located in a quiet location surrounded by holiday homes and family houses. It extends through four floors, basement, ground floor, first floor and attic. The ground floor has a kitchen with dining area, spacious living room, bathroom, storage room and a covered terrace with fireplace. Upstairs are 5 bedrooms with their own bathrooms and a terrace overlooking the pool, sea and greenery full of meadows and forests. From the living room there is an exit to the covered terrace and the garden where there is a pool of 53 m<sup>2</sup>. Within the pool is a beautiful Istrian kažun. The house has underfloor and central heating and 6 air conditioners that are distributed in all rooms of the villa. In the basement is the engine room where there is a boiler for hot water obtained from solar panels. Heating and cooling is by eight air conditioning units distributed in all rooms of the villa. The windows have quality PVC joinery, the floors are ceramic and laminate. Within the fenced garden of 599 m<sup>2</sup> there is a parking lot with one covered garage. Next to the pool is a sun deck and a stone barbecue. The villa is located in a quiet street without traffic and close to beaches and tourist centers and essential amenities for life. It is fully furnished and as such is for sale. This property is ideal for lovers of peace and nature and for investors who want to rent for tourist purposes. Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com)  
ID CODE: IS104128

### Additional contact info

Reference Number: 676640  
Agency ref id: IS104128