

## ISTRA, SVETVINČENAT - Osama! Šarmanтна novoizgrađena kuća s bazenom na zemljištu od 1 ha, Svetvinčenat, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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Address: Tizianova 8  
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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 - Osama! Šarmantna novoizgrađena kuća s bazenom na zemljištu od 1 ha
Property for:	Sale
House type:	detached
Property area:	190 m <sup>2</sup>
Lot Size:	9784 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	690,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	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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### Parking

Number of parking spaces:	7
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## Description

Description:

ISTRIA, SVETVINČENAT - Privacy! A charming newly built house with a swimming pool and a large garden. The Renaissance town of Svetvinčenat is one of Istria's jewels with a rich tourist offer and numerous events held in the attractive historical spaces of this town. Svetvinčenta is adorned with a Renaissance square with a castle, which is the symbol of the place itself. This special town with a rich tradition, with its interesting and diverse programs, the most prominent of which are the Medieval Festival, the Cheese Festival and the Festival of Dance and Non-Verbal Theater, attracts many visitors every year. In the vicinity of Svetvinčent, in the heart of untouched nature, this comfortable turnkey house of 190 m<sup>2</sup> is for sale. Located in a quiet location, surrounded by greenery, this modern house offers an ideal combination of privacy, comfort and functionality, perfect for a family or a vacation in nature. The house is secluded, surrounded on all sides by agricultural land, thus ensuring complete privacy for those looking for peace and quiet. The house consists of two floors. The lower floor stands out for its spacious open space concept: the living room with fireplace, kitchen and dining room are harmoniously connected and provide a pleasant space for socializing and relaxing. There is also a laundry room and a toilet on the lower floor. On the upper floor, which has the main entrance, there are three bedrooms, each with its own bathroom, ensuring maximum comfort and privacy for all family members. In the beautiful garden there is a covered summer kitchen with a grill, the perfect place to enjoy outdoor meals. The main part is certainly a beautiful swimming pool to enjoy in the summer months. Additional practicality is provided by an outdoor toilet, ideal for guests or for use during a stay on the terrace and in the garden. There is also an engine room in the yard, providing all the necessary facilities for carefree maintenance of the house. The spacious garden area is 9,784 m<sup>2</sup>, which offers various possibilities. About 3,300 are located in the construction zone, while the rest is agricultural land. The construction part is located approx. 60 meters from the house and is ideal for building an additional house or auxiliary buildings. On one of the plots there is also a furnished house of 20 m<sup>2</sup> with electricity and water connections. The house is legalized and has a house number. Over 100 olive trees, cherry, fig, jujube and almond trees were planted on the agricultural part. The land is accessed from one side via an asphalt road, and from the other side via a macadam road. Ideal property for investment for the purpose of tourist rental or for family life. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)  
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## Additional contact info

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