

## ISTRA, SVETVINČENAT - Moderna vila na mirnoj lokaciji, Svetvinčenat, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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 - Moderna vila na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	132 m <sup>2</sup>
Lot Size:	999 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	499,000.00 €
Updated:	Nov 12, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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

### Permits

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

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking	4
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spaces:

## Description

Description:

ISTRIA, SVETVINČENAT - Modern villa located on the outskirts of a small and quiet settlement The Renaissance town of Svetvinčenat is one of Istria's jewels with a rich tourist offer and numerous events that take place in the extraordinarily attractive historical spaces of this town. Savičenta is adorned with a Renaissance square called Placa with the Morosini-Grimani castle - the symbol of the place itself and one of the most important fortifications of the Venetian army of that time in Istria. This special town with a very rich tradition, its interesting and varied programs, the most prominent of which are the Medieval Festival, the Cheese Festival and the Dance and Non-Verbal Theater Festival, attracts numerous visitors every year. It is in this place that there is a newly built modern villa with a swimming pool, which extends its living area of 132 m2 over two floors. On the ground floor there is a kitchen, a living room, one bedroom, a toilet, a storage room and an engine room. The internal stairs lead to the first floor, where there are two more bedrooms with their own bathrooms and a large, spacious balcony with a view of the greenery. It is fully equipped. Underfloor heating has been installed, a heat pump - touch display thermostats - modern technology gives the possibility of controlling everything via mobile phone. Beautifully landscaped garden area of 999 m2, in addition to the swimming pool with the beach, also contains olive trees that are about 40 years old. The yard is fenced, which gives more privacy. This beautiful modern house is really worth noting. It gives the future owners the possibility of good rental income. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34971

## Additional contact info

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