

**EURO PARTNER**

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<b>Code :</b>	00149
<b>Location :</b>	Svetvinčenat
<b>Building area :</b>	79 m2
<b>Land area :</b>	244 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	200 m
<b>Distance from the sea :</b>	14 km

**Price : 410.000 €**

**BUILDING**

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of renovation :</b>	2024
<b>Condition :</b>	Renovated

**AREAS & SPACES**

<b>Storage room :</b>	Yes
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**AMENITIES**

<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
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ISTRIA, Svetvinčenat, surroundings - Stone terraced house with swimming pool + apartment, new building

In Svetvinčenat, there is an enchanting new project - a three-story stone oasis with a swimming pool, an apartment and a storage room. This magical property, located in a quiet street, invites you to discover the harmony between traditional stone charm and modern comfort.

The total land area of 244 m2 provides the perfect framework for this elegant home. With a net living area of 79 m2, this stone house is superbly organized on three levels, providing four spacious bedrooms, two bathrooms and an additional toilet.

The ground floor of the house invites you to its living room, kitchen, dining room and comfortable guest toilet. From here there is an exit to the terrace that leads to the refreshing pool, creating a perfect corner for relaxation and enjoyment.

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Internal stairs lead you to the second level where there are two spacious bedrooms and a bathroom, while on the top level there are two more bedrooms and an additional bathroom.

This house is not only a place to enjoy inner luxury, but also to connect with the outside world. The ground floor provides easy access to the courtyard, sun deck, pool and amenities, creating the perfect balance between privacy and community.

On the same plot, there is also an apartment of 26 m<sup>2</sup>, which consists of a room and a bathroom with a toilet, and a storage area of 13 m<sup>2</sup>, providing additional space and functionality.

This property offers additional benefits such as a 6x3 m swimming pool, wood heating and the possibility of installing solar panels. The future buyer has the privilege of choosing equipment and furniture according to their own preferences, creating a personal touch in their new home.

Note: The listed price refers to a completely finished house according to the "turnkey" system.

This property represents an ideal opportunity to start a peaceful family life or as an investment for the purpose of a tourist rental, providing the perfect balance between elegance, comfort and functionality.