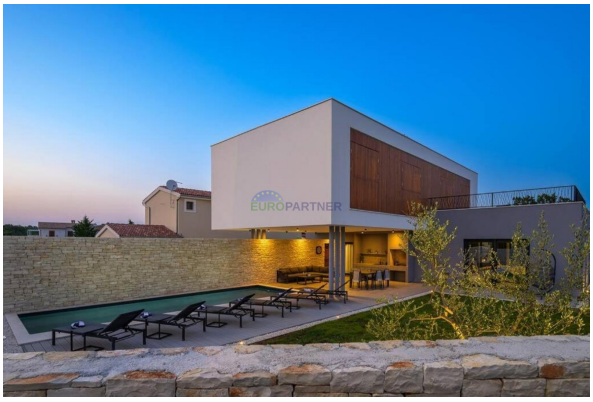
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Code :	00177
Location :	Svetvinčenat
Building area :	252 m2
Land area :	754 m2
Number of bedrooms :	4
Number of bathrooms :	4
Distance from the center :	2 km
Distance from the sea :	15 km

Price : 860.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	in preparation
Condition :	Newly built

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

When architecture and design result in perfect projects that redefine the concept of a modern home with their extravagant appearance, we are witnessing a true artistic achievement.
Today, we are particularly delighted to present to you a very interesting and unique property characterized by impressive modern architecture and a luxurious interior where aesthetics follow functionality.
The villa was built following the highest construction standards, with the use of the highest quality equipment in order to achieve the highest level of energy efficiency. Optimum heating and cooling is possible with inverter air conditioners. Additional insulation and noise protection is provided by top-quality external joinery
This modern villa with a swimming pool is located 2 km from Svetvinčent in a small village, so its perfect location offers absolute peace and relaxation.
Located on a spacious plot of 754 m2, extending over two residential floors with a total area of

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252 m2, this villa combines all aspects of modern living.
From the very first step into the interior of this beautiful villa, the ground floor captivates with its open space that elegantly connects the modern kitchen with a spacious dining room, creating a pleasant space for family and other gatherings. The living room further enriches this entire space, with the perfect selection of furniture in combination with the warm tones of the walls. , and the entire space and all elements are united by a carefully designed design, creating a functional and aesthetically attractive environment inside the villa. Large glass walls enable communication with the outdoor space by the pool and summer kitchen.
An internal staircase leads to the first floor, where there are four spacious and modernly equipped bedrooms, each with its own bathroom, and two rooms have access to a spacious balcony. All rooms are air-conditioned.
And what is no less important to note is that the villa is equipped with modern technology, alarm, video surveillance, automatic lawn irrigation, top-quality external and internal lighting, etc.
This luxurious villa can certainly fulfill everyone's wishes. A very special modern and beautiful design with maximum comfort, enables a comfortable life for every family. In addition to everything already mentioned, what makes this location perfect is its transport connection, which offers all the necessary facilities in nearby cities and towns within a fifteen-minute drive
Inside the landscaped garden there is a swimming pool with a sunbathing area and a well-kept lawn, while on the opposite side there is a larger parking space.
The house is owned by a legal entity and the offered price includes VAT, which exempts the Buyer from paying real estate sales tax (3%).

We hope that we have at least briefly managed to convey this perfect villa to you, and if we have attracted your attention, please feel free to contact us for any other questions.