EURO PARTNER
Mate Vlašića 20, 52440 Poreč
e-mail: office@europartner.hr
web: europartner.hr
info: +385 98 923 6402









Code :	00222
Location :	Svetvinčenat
Building area :	200 m2
Land area :	753 m2
Number of bedrooms :	3
Number of bathrooms :	3

Price : 700.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Condition :	Newly built

AMENITIES

Terrace :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

We present to you a beautiful house with a swimming pool, located in the peaceful surroundings of Svetvinčenat, in the heart of the Istrian countryside. This is a property whose beauty and unique energy are difficult to fully capture in words — it is a home that must be experienced.

The house offers 200 m2 of living space on a landscaped plot of 753 m2. It spreads over two floors — the ground floor and the first floor — with a well-designed layout that combines functionality, aesthetics, and comfort.

The ground floor features an elegant open-space concept with a kitchen, dining room, and living area, all tastefully designed and filled with natural light. There is also a guest toilet and a practical laundry room. The living area opens onto a sun deck and a beautiful swimming pool, creating a seamless connection between indoor and outdoor spaces.

The upper floor provides privacy and tranquillity, offering four spacious bedrooms, each with its own bathroom. Two of the bedrooms also have access to a balcony with views of the surrounding nature.

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The well-kept garden, enriched with Mediterranean charm, turns every moment spent outdoors into a true fairytale. Adding to the property's appeal is a wine cellar, perfect for lovers of Istrian wines and authentic ambiance.

The house is equipped with a heat pump and fan coil units, ensuring comfort throughout the year.

If you are dreaming of an Istrian home that combines comfort, style, nature, and unforgettable experiences — this property is an ideal choice.