EURO PARTNER
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Code :	00377
Location :	Svetvinčenat
Building area :	160 m2
Land area :	808 m2
Number of bedrooms :	4
Number of bathrooms :	3
Number of toilets :	1
Orientation :	South-West

Price : 595.000 €

BUILDING

Number of rooms :	5
Number of floors :	2
Energy class :	in preparation
Year of construction :	2019

AREAS & SPACES

Storage room :	Yes

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

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

Istria is not just about the sea, sun, and beaches – its magic lies in the interior, among stone towns, green hills, vineyards, and Mediterranean scents. In such an authentic environment, in a beautiful Renaissance Istrian town with a rich history and unique charm, lies this elegant Mediterranean villa created for enjoyment and complete peace.
The house offers 160 m² of carefully designed living space, combining the traditional Istrian ambiance with modern comfort. It is situated on a completely fenced plot of 808 m², providing privacy and a feeling of an intimate oasis surrounded by greenery and Mediterranean herbs.
In the yard, there is a covered parking area, storage, a beautiful pool

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with a sunbathing area, and a summer kitchen with an outdoor fireplace – the perfect place for long summer gatherings with a glass of premium Istrian wine, the aroma of freshly prepared delicacies, and relaxed evenings under the starry sky.
The ground floor of the house exudes warmth and Mediterranean elegance. Here, you will find a spacious and sunny living room with a fireplace, a cozy kitchen connected to the dining area, and one bedroom with an en-suite bathroom. Large glass surfaces allow plenty of natural light and a connection between the interior and the outdoor space.
The internal staircase leads to the first floor where three more elegant bedrooms are located, each with its own en-suite bathroom with underfloor heating. All rooms are air-conditioned to ensure comfort throughout the year.
The house is sold fully furnished and equipped, representing an ideal opportunity for a peaceful family life, a luxurious vacation, or an investment for tourist rental in one of the most desirable regions of the Mediterranean.
The property is sold by a company within the VAT system, and the listed price includes VAT. The buyer does not pay the 3% real estate transfer tax.