

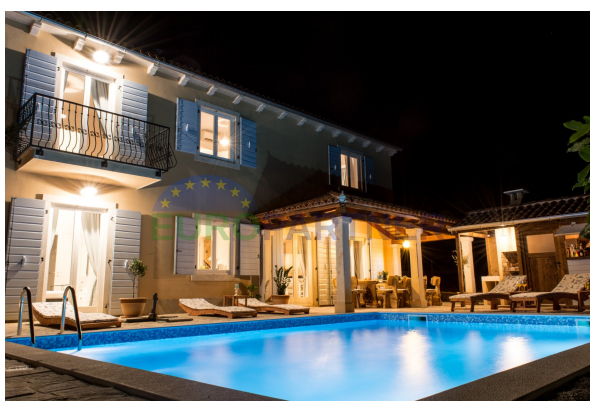
## EURO PARTNER

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|                              |              |
|------------------------------|--------------|
| <b>Code :</b>                | 00377        |
| <b>Location :</b>            | Svetvinčenat |
| <b>Building area :</b>       | 160 m2       |
| <b>Land area :</b>           | 808 m2       |
| <b>Number of bedrooms :</b>  | 4            |
| <b>Number of bathrooms :</b> | 3            |
| <b>Number of toilets :</b>   | 1            |
| <b>Orientation :</b>         | South-West   |

**Price : 595.000 €**

### BUILDING

|                               |                |
|-------------------------------|----------------|
| <b>Number of rooms :</b>      | 5              |
| <b>Number of floors :</b>     | 2              |
| <b>Energy class :</b>         | in preparation |
| <b>Year of construction :</b> | 2019           |

### AREAS & SPACES

|                       |     |
|-----------------------|-----|
| <b>Storage room :</b> | Yes |
|-----------------------|-----|

### AMENITIES

|                                   |     |
|-----------------------------------|-----|
| <b>Terrace :</b>                  | Yes |
| <b>Balcony :</b>                  | Yes |
| <b>Number of parking spaces :</b> | 3   |
| <b>Pool :</b>                     | Yes |

### HEATING & COOLING

|                             |     |
|-----------------------------|-----|
| <b>Air conditioning :</b>   | Yes |
| <b>Underfloor heating :</b> | Yes |

### INFRASTRUCTURE

|                      |     |
|----------------------|-----|
| <b>Electricity :</b> | Yes |
| <b>Water :</b>       | Yes |
| <b>Sewerage :</b>    | Yes |

### DOCUMENTATION

|                                |     |
|--------------------------------|-----|
| <b>Ownership certificate :</b> | Yes |
| <b>Building permit :</b>       | Yes |
| <b>Occupancy permit :</b>      | 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 m<sup>2</sup> of carefully designed living space, combining the traditional Istrian ambiance with modern comfort. It is situated on a completely fenced plot of 808 m<sup>2</sup>, 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.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.