



**Istria, Savičenta, Juršići, modern villa
 400 m2 on a large plot of 1986 m2**

Croatia, Istria

Price:	€ 980 000
Object type	House
Market	New building
Year built	2013
Bedrooms	3
Number of rooms	3
Land area	1986 m2
Area	400 m2
Category	For sale



Svetvinčenat, Jurišići, a beautiful villa with area of 400 m2, located on a plot of land of 1986 m2 with a 10 x 6 m swimming pool. The house was designed by a well-known Istrian architect. The villa has a use permit. Energy class A.

The exterior and interior joinery as well as the ceilings are made of solid spruce wood. The shutters are aluminum. Underfloor heating + fan coolers + wood-burning fireplaces. Mitsubishi air conditioning. Ceramic floors inside the villa, stone on the terraces.

The facility consists of:

- cellars (tavern and wine shop),
- ground floor (kitchen, living room, bedroom with bathroom, entrance area, storage room and one toilet, spacious terraces)
- first floor (two rooms, each with a bathroom and large balconies)

In front of the house there is a parking lot for 6 cars. The land is completely fenced (part of the fence is made of reinforced concrete + drywall). Sewage piped into a septic tank with a capacity of approx. 30 m3. Tank for rainwater of 44 m3. Landscaped garden, maintained lawn, 4 palm trees, 38 olive trees, fruit trees (4 figs, 2 cherries, 2 apricots, 2 plums, 2 almonds) next to the fence planted laurel-cherry seedlings, oleander, laurel, lavender.

The villa is ready for immediate occupancy.



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