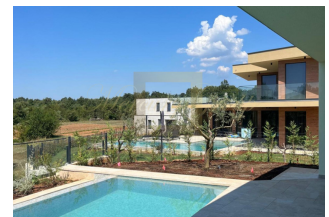




**Istria, Svetvinčenat, Modern single-family house with swimming pool**

*Croatia, Istria*

<b>Price:</b>	<b>€ 545 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	742 m2
<b>Area</b>	177 m2
<b>Category</b>	For sale



Rich history and cultural heritage contribute to the development of this small center in Istria, which is visited annually by over 60,000 visitors with 70,000 overnight stays, Svetvinčenat. The sights of this small town develop a special form of tourism and other additional tourist offers such as eno and gastronomic offers, active holidays in nature, various sports facilities, hiking trails, themed routes, modernly equipped congress centers and visitor centers. Many manifestations and festivals together make an unforgettable time in Svetvinčenat.

A modern one-story house surrounded by greenery is for sale in the Svetvinčenat Municipality. The villa with an area of 176.90 m2 has a modern character with a flat roof and large openings that enrich the space with plenty of daylight and combine it with the aforementioned beautiful surroundings and the nature of central Istria.

It consists of a covered entrance, a corridor, an open space room with a living room, kitchen and dining room, three bedrooms, three bathrooms, a toilet and a storage room.

A special charm is provided by the living room, which communicates with a covered terrace, a sunbathing area and an overflow pool of 32 m2.

The property is equipped with modern heating systems such as electric underfloor heating installed in all rooms, a fireplace and air conditioners for both heating and cooling the rooms.

High-quality materials and equipment are also used in the construction, and an installation for solar panels is installed (additional kilowatts of electricity, water heating).

The property on which the villa is located will be landscaped, fenced and equipped with an automatic portuna, irrigation system and will also provide three private parking spaces.

Completion of the construction of this modern villa under construction is planned before the beginning of the



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tourist season in 2024 and it is sold on a turnkey basis.

This property is an ideal opportunity for family life or as an investment for rental for tourist purposes.

Feel free to contact us for more information.

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