



**ISTRIA, Svetvinčenat, Cukrići - villa  
 NKP 155 m2, terrace with summer  
 kitchen, swimming pool**

*Croatia, Istria*

<b>Price:</b>	<b>€ 499 000</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>	497 m2
<b>Area</b>	155 m2
<b>Category</b>	For sale



This beautiful villa of modern design with a swimming pool is for sale in the new quiet settlement of Cukrići, Svetvinčenat. The facility is located in a residential area and is surrounded by other holiday villas. It is only a 20-minute drive from the first beaches and the center of the historic city of Pula.

The villa has a living area of 155 m2 and a fenced garden of 497 m2 with a swimming pool and two parking spaces. The ground floor of the villa consists of a large living room with a kitchen dining room and bathroom. The living room has access to a large covered terrace where there is a summer kitchen and, in extension, a swimming pool and sunbathing area. Internal stairs lead to the first floor, which consists of 3 bedrooms and 3 bathrooms. Each room has its bathroom and access to a balcony with a view. The heating of the villa is on the floor.

The planned completion of all works is the beginning of the 2024 season. The villa comes with all the necessary furnishings (floors, parquet, walls, underfloor heating, electricity, sanitary facilities), and the buyer arranges the interiors himself, according to the turnkey system.

This luxury villa with a swimming pool is a real pearl in the real estate offer in Istria!

The rich history and cultural heritage contribute to the development of this small Istrian center, which is visited annually by more than 60,000 visitors with 70,000 overnight stays, under the name Svetvinčenat!

The attractions of this small town are developing a special form of tourism and other additional tourist offers such as a rich wine and gastronomic offer with brand truffles, then an active vacation in nature, various sports facilities, hiking trails, themed routes, modernly equipped congress centers, and visitor centers. Numerous manifestations and festivals together form an unforgettable experience in Svetvinčenat and its surroundings. The



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whole of ISTRRA is a destination that lives 365 days a year, which records a regular increase in attendance!

For additional information or viewing, feel free to contact us.

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