



**Istria, Svetvinčenat - high-quality modern villa 180 m2 with a pool of 24 m2 - high ceilings**

*Croatia, Istria*

<b>Price:</b>	<b>€ 310 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2025
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	500 m2
<b>Area</b>	180 m2
<b>Category</b>	For sale



Svetvinčenat, Režanci; for sale is a detached, modern and high-quality villa with a swimming pool in high quality construction (possibility of construction to the very end), located on 500 m2 of land. According to the project, the villa consists of a ground floor and a first floor, with an area of 180 m2. On the ground floor, there is an entrance hall, a bathroom, an open space living room with a kitchen and a dining room, and an exit to the terrace and the pool. The stairs lead to the first floor where there are three bedrooms, the master of which has its own bathroom, an additional bathroom, while one bedroom has access to the terrace. Garage of 21 m2 and additional parking spaces for several cars.

The mentioned high roof construction includes the construction of a villa under a roof with sheet metal, Veka carpentry with electric blinds, garage doors, a pool shell with pool equipment, a 10 cm facade, fence walls 1.5 m high, paid electricity connection, paid communal contributions, the first water and electricity phase, Aluopex water pipes. Expected completion is June 2025.

We are at your disposal for more additional information and to arrange viewing dates.

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