

Villa

Svetvinčenat, Istria



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|-------------------------|---------------|
| Ref | RE-U-35098 |
| Type | Villa |
| Region | Istria > Pula |
| Location | Svetvinčenat |
| Front line | No |
| Sea view | No |
| Distance to sea | 20000 m |
| Floorspace | 200 sqm |
| Plot size | 675 sqm |
| No. of bedrooms | 4 |
| No. of bathrooms | 4 |
| Price | € 650 000 |

A Most Elegant New Residence in a Quiet, Private Locale with Proximity to All Conveniences in Svetvincenat!

It is with the utmost pride that we unveil this project of new construction, nestled within a modest hamlet on the fringes of Svetvinčenat, an area offering every necessary amenity for daily life. The developer has endeavoured to craft a collection of three villas, each standing as part of a private enclave—an exclusive haven of refinement and comfort.

For the construction itself, only the highest calibre materials and the most advanced techniques will suffice, as every facet has been meticulously considered to ensure quality beyond question. Each villa's layout has been meticulously devised to serve the needs of its occupants with utmost simplicity, every room fulfilling its purpose with quiet efficiency. In short, these homes are designed to offer nothing less than the most comfortable and elegant way of life.

It is thus our confident assertion that this project holds within it the very real potential to be the residence of your dreams—a place where one may find contentment all the year round, thanks to the villa's superior appointments and the careful consideration of every detail.

Description of the Property:

The villa spans a total of 200.80 square meters across two floors.

- **Ground Floor:** Upon entry, one is drawn into a spacious, open-plan living area, ingeniously designed without partitions. This airy expanse encompasses a large, semi-separated kitchen, a capacious family dining area which opens onto a private terrace, and a generous drawing room with access to a large summer terrace. Not only do these rooms offer light and space aplenty, but glass panels afford a view and easy access to the grounds beyond, admitting a steady stream of natural light.

Additionally, the ground floor offers the first bedroom, complete with en-suite bath and its own access to the summer terrace. The entrance hall also conceals a guest lavatory and utility room.

- **Upper Floor:** An internal staircase ascends to the upper level, where one finds three bedrooms, each furnished with its own bathroom. One bedroom is designated as the master, with its own covered terrace for private repose. A storage room is also conveniently located on this level.

Description of the Grounds:

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The villa is set upon a plot of 675 square meters, to be enclosed by a wall and landscaped with Mediterranean flora, complemented by subtle lighting to create a unique atmosphere by night. Approached by an asphalt road, the grounds are secured by an electric gate with sensors and provide parking for two to three vehicles.

At the heart of the garden lies a pool with an adjacent sun terrace, while ample green space ensures that younger family members may enjoy safe and carefree play.

Additional and Technical Information:

- The villa is sold on a “turn-key” basis, without furnishings.
- Each room shall be fitted with smart climate control and underfloor heating.
- In the drawing room, owners may choose to install a wood or pellet stove, as a chimney is already in place.
- Flooring includes parquet for underfloor heating in the bedrooms, while high-quality ceramic tiles in larger formats adorn the other rooms.
- The pool is designed with a saltwater electrolysis system, with the option to install a water heating system later.
- Solar panels on the roof provide hot water throughout the villa.
- At this stage, buyers may influence the design to suit their needs and tastes.

Location Description:

This villa is situated in a picturesque Istrian village, home to a few family homes, stone cottages, and holiday villas. Its location is ideal for those seeking respite from the clamour of city life, offering instead the quiet beauty of nature, all within easy reach of essential conveniences for a modern family.

The property lies a mere six kilometres from Vodnjan, where one may find all necessary provisions and services, from shops and pharmacies to supermarkets and schools. At just 3.5 kilometres away, Juršići offers a smaller shop for quick errands.

The splendour of the Adriatic Sea is a short journey away: one may reach the beaches of Pula in 20 kilometres, or those of Fažana in 12 kilometres, or Peroj in 11 kilometres. Notably, the villa enjoys excellent connectivity, with two points of access to the Istrian Ypsilon Highway only 8 kilometres away, linking one to the entire peninsula, as well as to the borders of Slovenia and the coastal regions beyond.

It is worth noting the villa’s fine situation amidst numerous cycling trails, meandering through untouched nature, olive groves, vineyards, and picturesque stone villages. Known also for its walking paths, local delicacies, superb wines, and fine olive oils, this area is replete with family-run taverns and restaurants within a short drive, offering the best of traditional Istrian cuisine.

In sum, we are confident that this property is worthy of your consideration. With the opportunity to influence both the project’s design and the interiors, this villa offers a rare chance to own a truly bespoke home, precisely tailored to your desires.

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For further inquiries, or to arrange a viewing, please do not hesitate to contact us.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3250 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

Average price/m² of this type
in Croatia:
4348 €

Median price/m² of this type
in Croatia:
3853 €

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