



## New villa of modern design with swimming pool in a quiet location near San Vincenti, Istria

640.000 €

2.119 €/m<sup>2</sup>

For sale is a modern villa near Svetvinčenat. Located in a quiet location and surrounded by nature, the villa is 23 km away from the nearest beaches (Rovinj). The villa occupies 302 m<sup>2</sup> of the property of total surface of 1.451 m<sup>2</sup> and it consists of two floors facing west.

On the ground floor, with exceptionally high ceilings which give a luxurious feel to the space, there are three bedrooms, each with its own private bathroom, a spacious living room connected to the kitchen and dining room. There you can also find a fitness room, additional bathroom and technical room. Leaving the ground floor you get to the covered terrace with fireplace and a spacious sunbathing area by the pool.

On the first floor there are two en suite bedrooms, each with an exit to the terrace. The terrace is enclosed in glass which removes the border between the exterior and the interior and thus opens the view towards the greenery.

The villa is fully furnished and equipped with air conditioners. The first phase of underfloor heating was carried out using the heat pump. Bright and neutral colors dominate the interior. Also, beautifully designed wooden staircase contributes to villa's spaciousness.

The property was designed with the intention to be used as a tourist villa, so it is categorized with 5 stars and has an "A" energy performance certificate.

Besides the breathtaking contemporary interior, the villa also has a fantastic exterior – here you can enjoy the sun relaxing in a hydromassage pool and lying on deck chairs, or just laze around in the shades under the parasols. For those feeling more active, the villa also has private football and basketball courts, while the little ones can have fun on the children's playground.

Only high quality materials were used during the construction, and the whole villa is modernly and luxuriously furnished and equipped.

The village of Svetvinčenat is 6 km away from the villa and is located in the sole center of Istria, near the highways, so it is well-connected with Rovinj (30 km) and Pula (20 km). Fažana (15 km) and Pula Airport (22 km)

## Summary

|          |              |             |      |
|----------|--------------|-------------|------|
| Location | Svetvinčenat | Property ID | 2037 |
|----------|--------------|-------------|------|

|                    |               |                          |                               |
|--------------------|---------------|--------------------------|-------------------------------|
| Price              | 640.000 €     | Type                     | house                         |
| Area               | 302 m²        | Land area                | 1.451 m²                      |
| Bedrooms           | 6             | Bathrooms                | 6                             |
| Parking spaces     | 4             | Parking spaces (garage)  | -                             |
| Floor              | ground floor  | Orientation              | West                          |
| Ownership type     | Ownership 1/1 | Owner                    | Private owner                 |
| Price/m²           | 2.119 €       | Real estate transfer tax | 4%                            |
| Energy certificate | A             | Subtype                  | detached, family house, villa |

## Distances

|                    |        |
|--------------------|--------|
| Transportation     | 6 km   |
| Sea                | 15 km  |
| Pula airport       | 26 km  |
| Rijeka airport     | 118 km |
| School             | 6 km   |
| Venezia airport    | 288 km |
| Near a bigger city | 6 km   |
| Store              | 6 km   |

[View original listing](#)

