

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12352
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	130 m2
<b>Lot size :</b>	999 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 499.000 €

In the vicinity of the historic town of Svetvinčenat, in the beautiful greenery and peace of the village, there is a unique villa. The central position and the immediate vicinity of Pula, Poreč and Rovinj offer nightlife, exploring the history, enjoying the sea and top gastronomy.

The house is suitable for living, vacation, and it is possible to take over a well-established tourist business with a house that is categorized with four stars. It is sold furnished, with all the equipment needed for living and renting.

Since it is a new building, the house is in excellent condition and regularly maintained. The villa has a net area of 106 square meters, the upper terrace has 32, and the covered lower terrace has 20 square meters, next to which there is a sunbathing area with a swimming pool of 30 square meters. The house is located on a plot of land of 890 m2, surrounded by hedges and olive trees. The yard is illuminated and has a built-in irrigation system.

Designed as a smart home, heating is via a heat pump, in other words, it has underfloor heating. In the summer months, cooling is provided by air conditioning in all rooms and the living area. The villa is under video surveillance, with a built-in alarm system and electric sliding doors that, as well as heating, are controlled via applications and a remote key.

The first floor consists of an entrance hall, open space kitchen with an island and dining area and a living room, as well as a bedroom, bathroom, staircase, storage, technical room. The second floor consists of an entrance hall, two bedrooms, each with a separate bathroom and access to a spacious terrace.

In addition, there is also a wooden house for additional storage.

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The pool has the possibility of heating with a heat pump and is illuminated