

ISTRIA ADRIA

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Code :	15463
Location :	Svetvinčenat
Building size :	220 m ²
Lot size :	767 m ²
Garden size :	0.00 m ²
Distance from center :	4000 m
Distance from sea :	19000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 680.000 €

We are selling a modernly designed villa with a pool, located in a quiet neighborhood near Svetvinčenat, a medieval town in Istria.

The villa has a total living area of 220 m² and is situated on a plot of 767 m². The interior of the house is 180 m², consisting of a ground floor and an upper floor. On the ground floor, there is a hallway, a kitchen with a dining area, a separate living room, a toilet, a laundry room, a storage room, and access to a spacious terrace of 40 m².

The upper floor features four bedrooms, each with its own bathroom, two of which have access to a large covered terrace with a view of unspoiled nature.

In the yard, there is a pool with an area of 35 m², and parking space for cars is also provided.

The villa is built from high-quality materials and equipped with modern heating and cooling systems.

It includes a Vaillant heat pump for underfloor heating, as well as modern air conditioning units and electric shutters, ensuring a high level of comfort throughout the year.

For additional information, please