

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	15471
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	500 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	13000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

**Price :** 580.000 €

For sale: Modern villa with pool - Smoljanci, Svetvinčenat (Istria)

We present a luxurious villa in the heart of Istria, located in the peaceful village of Smoljanci, just 13 km from the sea. The villa is ideal as a family home or as an investment for tourist rental.

Main features:

Area: 200 m<sup>2</sup>

4 bedrooms, each with its own bathroom

Spacious living room, kitchen with dining area, additional toilet, and utility room

Yard of 500 m<sup>2</sup> with a heated pool (7x5 m), covered terrace of 40 m<sup>2</sup>, and summer kitchen

Private parking for 4 vehicles

The villa is sold fully furnished and equipped

This villa combines modern design with top-notch comfort, ensuring maximum privacy and functionality.

For more information,