

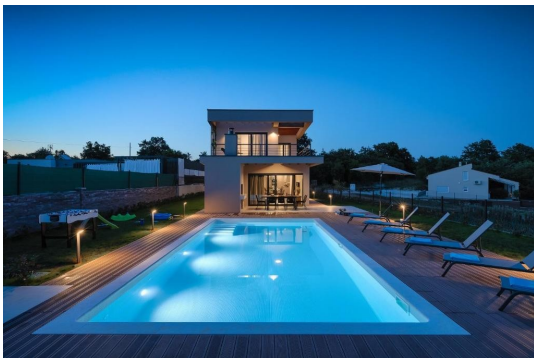
## ISTRIA ADRIA

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<b>Code :</b>	08516
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	272 m <sup>2</sup>
<b>Lot size :</b>	846 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2020

**Price :** 928.000 €

Surroundings of Svetvinčenat - newly built luxury villa with heated pool!

The surroundings of Svetvinčenat, that is, the house is located in a place surrounded by greenery and vineyards. Just a few kilometers from the center of Svetvinčenat is this modern, elegant villa with a spacious garden measuring 846m<sup>2</sup>.

Total area 272 m<sup>2</sup> distributed through the ground floor and the first floor. The ground floor of the house consists of an open space that includes a spacious living room, an equipped kitchen and a dining room with enough space for ten people. On the ground floor there is also a bedroom with its own bathroom, an additional toilet is also located on the ground floor, which is a practical solution for everyday use as well as a mini laundry room.

On the first floor of the villa, there are four bedrooms with their own bathrooms. Each bedroom is equipped with a TV and air conditioning, mosquito nets on the windows, exit to the terrace. In the fully fenced garden there is a swimming pool (covered with ceramics), heated, size 50 m<sup>2</sup>, for complete enjoyment in untouched nature. The pool is heated via heat pumps. The beach around the pool is lined with decking

The house is heated with nine air conditioners, while the bathrooms of the bedrooms have electric underfloor heating. This modern villa in Svetvinčenat is the perfect combination of luxury and comfort. both for tourist rental and for everyday life. The house is owned by the COMPANY, so the price is increased by VAT.

It is usable in the process of obtaining and the energy certificate is being prepared.