

## ISTRIA ADRIA

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<b>Code :</b>	09171
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	220 m <sup>2</sup>
<b>Lot size :</b>	767 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	19000 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>	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 m<sup>2</sup> and is situated on a plot of 767 m<sup>2</sup>. The interior of the house is 180 m<sup>2</sup>, 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 m<sup>2</sup>.

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 m<sup>2</sup>, 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