

## ISTRIA ADRIA

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<b>Code :</b>	09365
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	144 m <sup>2</sup>
<b>Lot size :</b>	335 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2025

Price : 530.000 €

In the peaceful area of Svetvinčenta, this modern semi-detached house is nestled, perfectly blending comfort and style. With a total area of 144 m<sup>2</sup>, it offers a spacious living room, kitchen, two bedrooms, and two bathrooms.

The courtyard features a heated swimming pool of 30 m<sup>2</sup>, a sunbathing area, and a lounge zone.

The property is equipped with inverter air conditioning units, underfloor heating, and video surveillance.

The property comes fully furnished, with a landscaped outdoor space and an irrigation system, making it ideal for tourist rentals or personal vacations.

