



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	01937
Location :	Svetvinčenat
Building size :	330 m2
Lot size :	1040 m2
Distance from center :	0 m
Distance from sea :	0 m
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Parking :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	A+

Price : 730.000 €

Istria, Svetvinčenat, surroundings It also offers you this beautiful modern villa with an infinity pool and 4 bedrooms. The villa is located in a quiet village, only a few minutes from Svetvinčent. It is spread over 1040 m2 of land, with a total gross living area of

330 m2. On the ground floor of the house there is an entrance hall with a wardrobe, a guest toilet, external and internal storage, a living room with a dining room and an open space kitchen, and a bedroom with its own bathroom. Large glass walls provide a lot of daylight and a direct exit from the living room to the pool terrace where there is a covered outdoor kitchen. Upstairs there are 3 comfortable bedrooms, each with its own bathroom. The bedrooms have access to a large covered terrace with a beautiful unobstructed view of nature, on the terrace there are preparations for a jacuzzi. There is a large swimming pool with a sunbathing area in the yard. Ceramics were installed in the pool, and the first stage of heating was installed. There is parking for 3 cars in the garden. The yard is completely fenced, providing a complete sense of privacy. All planted plants and green areas are equipped with automatic irrigation. The entrance to the yard is provided by an automatic metal gate. Electric underfloor heating is installed throughout the house, air conditioners are in every room. Quality construction and peaceful surroundings offer future owners a real opportunity for investment.