



PARENTIUM PREMIUM  
*Real Estate*

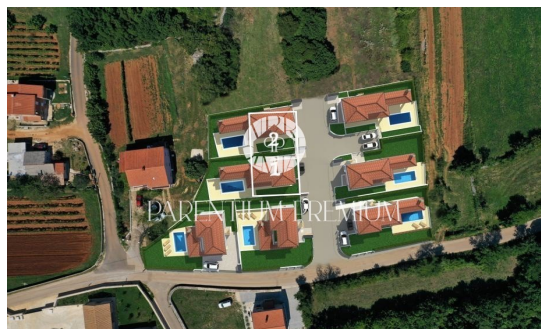
## PARENTIUM REAL ESTATE

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<b>Code :</b>	00902
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	124 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	12000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+

Istria, Svetvincenat area

In a small Istrian town near Svetvincenat will be located this beautiful villa with a beautiful view of nature and the surrounding quiet village.

The villa has an area of

124m<sup>2</sup> and spreads over a plot of about 300m<sup>2</sup> where there will be a swimming pool and parking for 2 cars.

It contains two floors. Upon entering the villa we come to the kitchen with dining area and living room which leads to a covered terrace that will contain a summer kitchen and swimming pool. On the same floor there is a bedroom with private bathroom and separate toilet.

We go up the stairs to the first floor where there is a bedroom with its own bathroom and a covered terrace that can be changed into another bedroom. Heating / cooling is provided with air conditioners while the bathrooms are designed for underfloor heating, however, while the villa is under construction, modifications are possible in cooperation with the investor.

Due to its location where the sea is about 15 minutes drive, and the place is quiet and beautiful, this property is ideal for living as well as for tourism.