









Code :	ISV2508
Location :	Svetvinčenat
Building size :	294 m2
Lot size :	2000 m2
Distance from sea :	15000 m
Number of rooms :	4
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	650.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

EXCLUSIVE VILLA WITH POOL, SPORTS FACILITIES AND SEA VIEW

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Located in a მშვიდ and authentic Istrian setting, at the very entrance of the village, this modern and fully equipped villa offers a perfect blend of luxury, privacy, and functionality. The property sits on a spacious 2,000 m² plot, fully enclosed by a newly built traditional dry-stone wall (1.5–2 m high), ensuring a high level of privacy and security.

The villa has a total net living area of 294 m² and has been built according to high energy efficiency standards (energy class A+). The building features 10 cm graphite thermal insulation, while triple-glazed PVC windows with Low-E gas-filled glass provide excellent thermal and sound insulation, resulting in reduced heating and cooling costs. A central heating system has been planned throughout the property (first phase completed).

The villa extends over three levels: basement, ground floor, and first floor.

The basement includes a multifunctional space suitable for a fitness area, recreation, or other purposes, as well as a technical room (boiler room).

The ground floor is designed as an open-plan living area, combining a spacious living room, kitchen, and dining area (approx. 55 m²), with direct access to a covered terrace (36 m²) overlooking the pool and outdoor fireplace. This level also features one bedroom with an en-suite bathroom, an additional guest bathroom, and a dedicated laundry area.

On the first floor, there are three comfortable bedrooms, each with its own bathroom and air conditioning. One bedroom has access to a 7 m² balcony with views of the pool and a distant sea view.

Special attention has been given to safety and technical equipment – the villa is fitted with an alarm system connected to a security service, external

video surveillance, smoke detectors in all rooms, internet connection, and SAT/TV in every room.

The outdoor area is designed as a private oasis for relaxation and entertainment. At its center is a heated swimming pool (36 m²), surrounded by a spacious sunbathing area (100 m²). Adjacent to the pool is a covered outdoor grill/fireplace with a dining table, ideal for gatherings.

Additional amenities include a children's playground, a 6-hole mini golf course, a multifunctional sports court (football, basketball, volleyball), and a covered hydromassage jacuzzi for 5+1 persons. The landscaped lawn is equipped with an irrigation system.

The property offers covered parking for two vehicles, as well as additional space for two more cars.

This villa represents an exceptional opportunity – whether as a luxurious private residence, a high-end holiday home, or an investment for premium tourist rental, thanks to its high-quality equipment, attractive location, and extensive amenities.

A rare combination of comfort, privacy, and premium lifestyle in the heart of Istria.

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