



Code :	ISH2511
Location :	Svetvinčenat
Building size :	165 m <sup>2</sup>
Lot size :	500 m <sup>2</sup>
Distance from sea :	12000 m
Number of rooms :	3
Year of built :	2026
Heating :	heat pump
Energy efficiency :	processing

Price :	450.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

## House with Pool – High-Quality New Build

### House with Pool – High-Quality New Build

For sale is a modern newly built house constructed with top-quality materials, offering 165 m<sup>2</sup> net (200 m<sup>2</sup> gross) living space, with a swimming pool and garage, located in a quiet area.

The house has been built with special attention to quality and detail. All construction phases are fully documented.

#### Key features:

- 3 bedrooms
- 3 bathrooms (shower or bathtub)
- Spacious living room with sliding glass wall (17-chamber system)
- Air conditioning in all rooms and the living area
- Chimney (possibility to install a fireplace)
- Garage with electric door (remote control)

#### Construction quality and equipment:

- PVC windows Veka with electric shutters
- 10 cm facade insulation
- Natural stone window sills and around the pool
- Swimming pool (28 m<sup>2</sup>)
- Fenced yard with 1.5 m wall and lighting
- Electric entrance gate + separate pedestrian entrance

#### Documentation:

- Clear ownership
- Valid building permit
- No encumbrances

Perfect for a peaceful family home or as a rental investment.

MEDIA CONCEPT d.o.o.

Zvančiči 54 E, 51211 Matulji

Web: [www.kroatien-exklusivimmobilien.com](http://www.kroatien-exklusivimmobilien.com)

Mail: [info@media-concept.hr](mailto:info@media-concept.hr)

Tel: +385 51 711 499 Mob: +385 91 22 31 194