

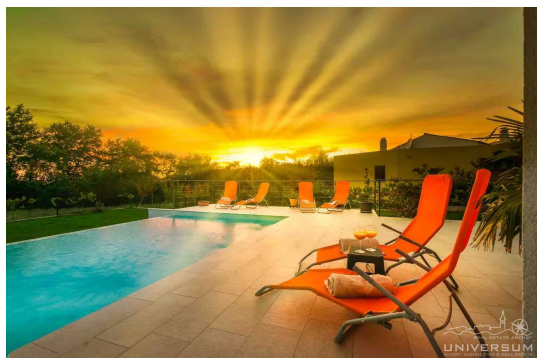
## UNIVERSUM

Porporela 2, 52466 Novigrad

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|                                      |              |
|--------------------------------------|--------------|
| <b>Object ID :</b>                   | 2752         |
| <b>Location :</b>                    | Svetvinčenat |
| <b>Building size :</b>               | 180 m2       |
| <b>Lot size :</b>                    | 750 m2       |
| <b>Distance from center :</b>        | 2 m          |
| <b>Distance from sea :</b>           | 20 m         |
| <b>Number of bedrooms :</b>          | 3            |
| <b>Number of rooms :</b>             | 4            |
| <b>Number of bathrooms :</b>         | 3            |
| <b>Parking :</b>                     | Yes          |
| <b>Sauna :</b>                       | Yes          |
| <b>Furnished :</b>                   | Yes          |
| <b>Mosquito nets :</b>               | Yes          |
| <b>Covered terrace :</b>             | Yes          |
| <b>Arranged environment :</b>        | Yes          |
| <b>Barbecue :</b>                    | Yes          |
| <b>Terrace :</b>                     | Yes          |
| <b>Sun lounge :</b>                  | Yes          |
| <b>Air conditioning :</b>            | Yes          |
| <b>Floor heating (electricity) :</b> | Yes          |
| <b>Alarm :</b>                       | Yes          |
| <b>Video surveillance :</b>          | Yes          |
| <b>Fire resistant door :</b>         | Yes          |
| <b>Fenced property :</b>             | Yes          |
| <b>Energy efficiency :</b>           | A            |
| <b>Year of construction :</b>        | 2019         |
| <b>Septic :</b>                      | Yes          |

**Price :** 570.000 €

Svetvinčenat, often known as San Vinčente, is a hidden treasure nestled in the lush green depths of Istria, anchored between Rovinj, Pula and Pazin. This peaceful Renaissance town, home to just a few hundred inhabitants, is a real gem for true lovers of authenticity, history and the authentic atmosphere of the Istrian countryside.

Just 2km from the heart of this magical village, a beautiful single-storey house awaits you, eagerly awaiting its new owner.

This beautiful house, measuring 180m2, is situated on a spacious plot of 1053m2, in a quiet corner where there are only three villas, ensuring privacy and peace in the surrounding greenery.

The house boasts three bedrooms, two of which have their own

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bathroom, while the third bedroom shares a guest bathroom. The large and fully equipped kitchen, which includes a dining table, creates an open and spacious space towards the living room. From the kitchen and living room there is access to a covered terrace with a dining table and an outdoor grill. The spacious yard is full of greenery, and there is also an attractive infinity pool with a view of the forest.

An additional room with a sauna and shower adds another layer of luxury to the house. Heating and cooling is provided by air conditioning in all rooms, with the addition of underfloor heating and a fireplace for a warm winter atmosphere.

The house also offers four parking spaces, two of which are covered.

This property represents an excellent opportunity for investment, since it is already well positioned on the tourist rental market, but it can also serve as a private vacation space.

The current owners also own another house located right next to this property, therefore there is an opportunity to purchase both properties for a total of €1,000,000, thus providing future buyers with an already established business.

For any additional questions and arrangements regarding the viewing of this property, please feel free to contact us.