

House Istra, 130m²

ID CODE: IS1510351

Real estate: House

Offer type: For sale

Location: Istria County, Svetvinčenat, Štokovci

Price: 622,500 €

Description:

In the idyllic surroundings of the village of Boškari, not far from the historic town of Svetvinčenat, there is an enchanting villa that offers an exceptional combination of peace and greenery, while also being close to the colorful cities of Pula, Poreč and Rovinj. This unique property is not just a house, but an opportunity to live, relax or take over a successful tourism business, with an impressive four-star categorization.

The house, as a new building, shines in excellent condition thanks to regular maintenance. The net area of the villa is 130 square meters, with an upper terrace of 32 square meters and a covered lower terrace of 20 square meters, which extends to the sun deck with a 30 square meter swimming pool. The property is located on a spacious plot of 890 m², surrounded by colorful hedges and olive trees, and the yard is illuminated and equipped with an irrigation system.

In addition to the attractive location, the villa stands out as a smart house, using a heat pump and underfloor heating for comfortable heating, while air conditioners are distributed in all rooms and the living area for effective cooling during the summer months. Video surveillance, a built-in alarm system, and electric sliding doors controlled via apps and remote keys ensure complete security.

The first floor of the house offers a spacious entrance area, an open space kitchen with an island and a dining room, a living room, a bedroom, a bathroom, a staircase, a storage room and a technical area. The second floor includes another

spacious bedroom, each with its own bathroom and access to the airy terrace.

In addition, the property includes a wooden house for storage. The swimming pool, illuminated and with the option of heating via a heat pump, additionally completes the luxurious atmosphere of this beautiful villa.

FOR ALL INFORMATION CALL THE NUMBER:

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JOSIP ZUBAN

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Square size: 130 m²

Plot square size: 885 m²

Total floors: 1

Total rooms: 4

Bedrooms: 3

Bathrooms: 3

Water: Yes

Electricity: Yes

Balcony: Yes

Municipal water supply: Yes

Satellite TV: Yes

Alarm: Yes

TV: Yes

Internet: Yes

Terrace area: 50 m²

Terrace: Yes

Swimming pool: Yes

Phone: Yes

Cellar: Yes

Equipment: furnished

Sewerage: Yes

Washing machine: Yes

Storage space: Yes

Number of floors: single storey

House type: free standing

Year of construction: 2021

Heating: heating, air conditioning and ventilation system

Parking places: 3

Parking space: Yes

More parking spaces: Yes

Building permit: Yes

Energy Class: A+

Title deed: Yes

Garden House: Yes

Distance from the sea: 12000 m

Markets: Yes

Swimming pool: Yes

New construction: Yes





