

Villa

Svetvinčenat, Istria



Ref	RE-U-45644
Type	Villa
Region	Istria > Pula
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	14000 m
Floorspace	220 sqm
Plot size	1290 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 680 000

SVETVINČENAT – Renovated Authentic Istrian Stone House with Swimming Pool on 1,290 sqm Land, Only 14 km from the Sea!

Situated in the picturesque surroundings of Svetvinčenat, this beautifully renovated indigenous stone house combines traditional Istrian charm with modern comfort. Just 14 km from the Adriatic Sea, the property is set on a spacious 1,290 sqm plot, offering privacy, tranquility and an authentic Mediterranean lifestyle in the heart of Istria.

Like something out of a fairy tale, Svetvinčenat is a romantic Renaissance town located on a rugged plateau at 310 meters above sea level, surrounded by forests, vineyards and pastures. The town is renowned for one of the most beautiful Renaissance squares in Croatia and the oldest, best-preserved medieval castle in Istria. The municipality consists of 22 settlements and is celebrated for its natural beauty, rich cultural and historical heritage, as well as thriving wine and gastronomy tourism. Within one of these charming villages lies this fully renovated autochthonous stone beauty with a total living area of 220 sqm.

The ground floor features a spacious open-concept kitchen with dining area, a large living room filled with natural light, a guest toilet and a separate laundry room. An internal staircase leads to the upper floor, where four comfortable bedrooms are located. Two bedrooms have private en-suite bathrooms, while the remaining two share a spacious bathroom. All rooms are air-conditioned, ensuring comfort throughout the year.

The upper floor is distinguished by high ceilings with original exposed wooden beams, creating a warm, romantic and rustic atmosphere that highlights the authentic character of the home.

The expansive landscaped garden offers a true private oasis. It features a large swimming pool with sunbathing area, a Jacuzzi and a 40 sqm auxiliary building. Part of this additional structure is designed as a social and entertainment area, while the other part serves as storage space. An outdoor fireplace further enhances the Mediterranean ambiance, ideal for gatherings with family and friends.

The fenced yard provides parking space for up to six cars and is equipped with a remote-controlled entrance gate and video alarm system for added security and convenience.

The house has been completely renovated using natural materials such as stone and wood, preserving the traditional Istrian architectural heritage while incorporating modern functionality. Exterior shutters are wooden, maintaining the authentic look, while the windows are PVC for improved insulation and efficiency.

The property is sold fully furnished and is almost ready for tourist rental, making it an excellent investment opportunity as well as a perfect family home in central Istria.

Contact us with confidence and become the owner of this exceptional renovated stone villa near Svetvinčenat – a unique blend of tradition, comfort and investment potential in one of the most desirable regions of Croatia.

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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Swimming pool
- Storage
- Spa
- Garden
- Stone house
- Modern

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Price per m²:
3.091 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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