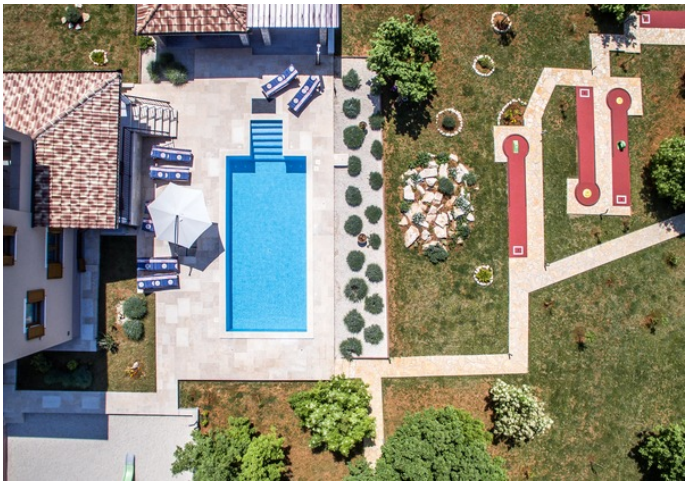
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PRESTIGIOUS VILLA WITH SPORTS FACILITIES AND SWIMMING POOL IN A QUIET LOCATION

Štokovci, Svetvinčenat

650,000 €
2,211 €/m^2







Svetvinčenat, a charming medieval town located in the heart of Istria, is known for its rich history, cultural heritage and peaceful atmosphere. Dominated by the impressive Morosini-Grimani Castle, the town is adorned with a picturesque square, historic churches and traditional stone houses that exude an authentic Istrian spirit. Surrounded by greenery and rolling hills, Svetvinčenat offers the perfect blend of history, culture and natural beauty, ideal for those seeking peace and inspiration in a unique environment.

Just near Svetvinčenat is this meticulously designed luxury villa located in the peaceful village of Štokovci of 294 m^2, which represents the perfect combination of modern design,

energy efficiency and comfort. And the building itself has an A+ energy certificate, thanks to high-quality insulation (10 cm of graphite polystyrene) and three-layer PVC joinery with Low-E gas-filled glass, which significantly reduces heating and cooling costs. The building is equipped with a central heating system, and each room has air conditioning, ensuring comfort throughout the year. The villa itself is situated on a spacious and very thoughtfully designed plot of land measuring 2000 m^2.

The villa consists of three floors:

- Basement: Multifunctional space that can be used for fitness or other sports activities. The basement also includes a boiler room for the heating system.
- Ground floor: Spacious bedroom measuring approximately 26 m^2 with its own entrance hall and bathroom, equipped with air conditioning, SAT/TV and a safe. The living room with kitchen and dining area measuring approximately 55 m^2 is also equipped with air conditioning and SAT/TV. There is also a guest bathroom with shower, toilet and sink, as well as space for a washing machine and dryer. The living room opens onto a covered terrace measuring 36 m^2 with a view of the heated pool and outdoor fireplace.
- First floor: Three bedrooms, each with its own entrance hall and bathroom. Two bedrooms (approx. 22 m^2 and 26 m^2) are equipped with air conditioning, SAT/TV and have modern bathrooms with shower, toilet, bidet and sink. The third bedroom of approx. 25 m^2 has a bathroom with bathtub, toilet, bidet and sink, and this room opens onto a 7 m^2 balcony with a view of the pool and the sea in the distance.
- Outdoor area: The villa offers a spacious courtyard with many amenities.. There is a 36 m^2 heated pool, a 100 m^2 pool terrace, a covered grill fireplace with a seating area of approx. 20 m^2, covered parking for two cars, and additional uncovered parking for two more vehicles. The property also includes a multifunctional children's playground with swings, a slide and a climbing frame, a 6-hole minigolf course, a multifunctional sports field (16x8 m) for five-a-side football, basketball and volleyball, as well as a hot tub (2.15 x 2.15 m) for 5+1 people. Part of the lawn is equipped with an irrigation system, and next to the villa there is a small grove that offers an ideal place to relax during warmer days.

The sale also includes the takeover of the company, which owns the property. Namely, the buyer pays tax only on the land, because the company that owns the property is being sold, which avoids the costs of transcription, categorization and similar administrative procedures.

This unique property represents an ideal opportunity for those seeking luxury, privacy and the possibility of additional income through tourist rentals. With its superior energy efficiency, modern amenities and spacious outdoor space, the villa in Štokovci provides the perfect oasis for family life, vacation or investment. The proximity to historic Svetvinčenat, the natural beauty of Istria and already secured reservations for the next tourist season make this

property extremely attractive. For anyone who wants a combination of tradition, comfort and profit, this is an opportunity not to be missed.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Štokovci, Svetvinčenat	PROPERTY ID	2240
PRICE	650,000 €	TYPE	Villa

Extra features

- Garage
- Access road
- Terrace
- Garden
- Swimming pool
- Yard
- Forest

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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