

## Svetvinčenat - projekt sa 5 prekrasnih villa!, Svetvinčenat, Land



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
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About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Svetvinčenat - projekt sa 5 prekrasnih villa!  
Property for: Sale  
Land type: Building lot  
Property area: 12000 m<sup>2</sup>  
Price: 334,000.00 €  
Updated: Aug 15, 2023

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Svetvinčenat  
City area: Štokovci  
ZIP code: 52342



### Description

Description: Residential Istrian autochthonous settlement! In a picturesque landscape, on the outskirts of two kilometers from Svetvincenat, one of the most beautiful Istrian towns and the cultural seat of southern Istria, there is a polyvalent settlement located on a total of 12,000 m<sup>2</sup>. It is located right next to the main road, with an unobstructed view of the nearby open sea in the south, and Učka in the north. The current intention is the concrete realization of the Project for the construction of 5 residential Istrian villas, true indigenous architecture in appearance and dimensions, each different from each other, and each about 400 m<sup>2</sup> of usable area, with its own pool of 55m<sup>2</sup>. Each villa is located on its own, fenced and extremely spacious plot with a horticultural project outlined by a magnificent garden with a gazebo - rotunda, olive grove, orchards of Mediterranean ornamental crops, etc.

The total area of each of the 5 individual plots is 2,250 m<sup>2</sup>, of which 1,000 m<sup>2</sup> is construction land and 1,250 m<sup>2</sup> area. All villas are of the highest construction, horticultural and other qualities, with 5 stars, for a clientele of high purchasing power. The owner of the project, however, gives the option of building settlements with buildings of lower individual values, with, for example, 10 or more villas, and other standards of settlements of, for example, 3 stars. Purpose of the settlement: 1. Residential purpose - villas for sale on the domestic and euro markets, or for well-known buyers, 2. Year-round accommodation of tourists in residential holiday villas (such capacities in Istria were and remain many times more in demand than the existing usual tourist accommodation offer) This presented Project, in addition to being on sale, offers the possibility of business cooperation in co-financing the construction The construction of one villa with a gross area of 397.50 m<sup>2</sup> is underway Contributions were paid and the Decision on construction conditions was obtained, so the foundations were already completed and the foundation slab was built. Useful living space: Ground floor: 198.08 m<sup>2</sup> Floor: 152.67 m<sup>2</sup> Attic: 46.75 m<sup>2</sup> Total: 397.50 m<sup>2</sup> Living rooms: Ground floor: kitchen and dining room, living room with open fireplace, 1 bedroom, 1 bathroom Floor: 3 bedrooms, 3 bathrooms Attic: comfortable Apartment, studio, studio Special spaces: spacious halls under vaults, hallways, balconies, terraces and other auxiliary rooms  
**OPPORTUNITY!**

### Additional contact info

Reference Number: 511963  
Agency ref id: 23382