

## Kuća sa dva stana i poslovnim prostorom Svetvinčenat, Svetvinčenat, House



### Seller Info

Name: Agencija Bagi Immobilien  
First Name: Agencija  
Last Name: Bagi Immobilien  
Company Name: Bagi Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://bagi-immobilien.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Fažana  
City area: Fažana  
Address: Istarska 10  
Mobile: 099 844 0297, 098 9655 281  
About us: BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title: Kuća sa dva stana i poslovnim prostorom Svetvinčenat  
Property for: Sale  
House type: in sequence  
Property area: 165 m<sup>2</sup>  
Bedrooms: 8  
Bathrooms: 2  
Price: 239,500.00 €  
Updated: Jun 28, 2024

#### Condition

Built: 1900

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Svetvinčenat  
City area: Svetvinčenat

ZIP code: 52342



## Permits

Building permit: yes

Location permit: yes

## Additional information

Energy efficiency: In preparation

## Description

Description: We are selling a house in the center of Svetvinčenat in a prime location (a terraced house) consisting of a ground floor and two floors. On the ground floor there is a 55m<sup>2</sup> premises, categorized as a Bistro - with the possibility of working immediately, which consists of a kitchen, a bar, a small hall and two toilets. The first and second floors, each 45 m<sup>2</sup>, are divided into two separate apartments, which are used for rent. Each apartment consists of 2 bedrooms, living room with kitchen, bathroom and hallway. A property worth your attention - which will provide a quick return on investment. Ownership neat 1/1 with no encumbrances. The medieval town of Svetvinčenat, located in the south of central Istria, is one of the jewels of Istria, where the tourist offer has been revived in recent years, especially through various events that take place in the extraordinarily attractive historical spaces of this town. Svetvinčenat is decorated with the Renaissance square "Placa" with the Morosini-Grimani castle, one of the best-preserved examples of Venetian architecture in Istria and beyond. The cultural heritage of Svetvinčenat is expressed with its preserved and highly valued remains of frescoes found in the church of St. Vincencije near the city cemetery and in the church of St. Catherine. For all information, call +385 91 1509 059 (Viber / WhatsApp) or by email: aida.kudic@bagi-immobilien.hr ID CODE: 2525

## Additional contact info

Reference Number: 522091

Agency ref id: 2525