

## Svetvinčenat - prodaja kuće sa poslovnim prostorom, 165 m2, Svetvinčenat, House



### 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 consultancy

#### 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 - prodaja kuće sa poslovnim prostorom, 165 m2  
Property for: Sale  
House type: residential-commercial  
Property area: 165 m<sup>2</sup>  
Bedrooms: 8  
Price: 230,000.00 €  
Updated: Nov 22, 2023

### Location

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

### Description

Description: Svetvinčenat - sale of a residential and commercial building in a great location, 165 m2, 2 apartments and office space! Svetvinčenat is one of the jewels of Istria, where the tourist offer has been revived in recent years, which is a big plus for this real estate and security for further investment. The property offers business space as well as the possibility of accommodation in two apartments. The city comes alive through various events that take place in the attractive historical spaces of this small town. The most famous events are: Medieval Festival, Young Wine Festival, Festival of Dance and Non-Verbal Theater and many other events that bring a large number of visitors to the place. Residential and commercial building

in a row, located in the very center of Svetvinčent in an excellent location! The house is sold in its entirety, it consists of the ground floor, first and second floors with a view of the castle. On the ground floor there is a commercial space, used for catering purposes. It consists of one room where there is a bar, and as part of the dining room, a kitchen with a bread oven and a toilet, and it is decorated and ready for use. The first and second floors are designed as two separate apartments with separate entrances, and consist of two bedrooms, living room, kitchen and bathroom. The heating is on wood. Due to the location of the property, it promises a very quick return on investment. The whole place is becoming more and more sought after, which means a greater demand for real estate that offers two possibilities - office space and accommodation! The property is sold in its current condition.

### Additional contact info

Reference Number: 538088  
Agency ref id: 34933  
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