

Istra, Svetvinčenat, predivna prizemnica sa bazenom, NOVO, Svetvinčenat, House



Seller Info

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About us:

Weiba Immobilienmanagement is a German company based in the mountain town of Freiberg in Germany. We have more than 20 years of experience in buying, selling and managing real estate. This competence, as well as clients' interest in investing capital in the real estate market in Croatia, led to the desire for growth and the need for direct access and participation in the local market in Croatia.

With the founding of the Weiba Adria agency, a Croatian branch based in Vodnjan/Istria, we decided to use all the advantages of both markets. The focus is always on the goals of providing high-quality offers and comprehensive support in the sale, purchase

and rental of acquired real estate. Our team consists of trained and licensed agents who speak Croatian and German as their mother tongue. Our goal is to provide professional service and the necessary legal support. We accompany every step from the purchase to the leasing of real estate. Our vision is to enable the customer a special and unforgettable experience in the process of searching, finding and buying real estate. We offer support at every step of the purchase and a full service from a single source. In addition to the purchase or sale of all types of real estate, our offer also includes additional services tailored to each client according to their needs.

Listing details

Common

| | |
|----------------|---|
| Title: | Istra, Svetvinčenat, predivna prizemnica sa bazenom, NOVO |
| Property for: | Sale |
| House type: | detached |
| Property area: | 104 m ² |
| Lot Size: | 515 m ² |
| Bedrooms: | 6 |
| Bathrooms: | 2 |
| Price: | 340,000.00 € |
| Updated: | Jan 15, 2024 |

Condition

| | |
|-----------|------|
| Newbuild: | yes |
| Built: | 2024 |

Location

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

ZIP code: 52342



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description: Istria, Čabruniči, in one of the quiet settlements of the Municipality of Svetvinčenat, new one-story houses are for sale in a complex of a total of six houses. Located in the southwestern center of Istria, also known as "green Istria" - a land of beauty, rich gastronomy and peace, a land of history and a land of pure, untouched nature. The attractive location of these houses guarantees high tourist demand and the possibility of year-round rental. Far from the noise and hustle and bustle of the city, yet close to all necessary facilities, they are also ideal as real estate for year-round living. Internal layout: hallway, living room with kitchen and dining room, two bedrooms, each with its own bathroom, toilet, covered terrace. A combination of modern and rustic style. - Plot size: - 515 m² - Total residential area net -95.32 - Private pool 28 m² - Private parking for 2 vehicles - Yard - landscaped - partially paved (sunbed, path around the house), part lawn - Automatic lawn irrigation - Horticulture – 2 olive trees, lavender - biological purifier House Inside - finished, without furniture - Heating - preparation for floor heating, air conditioning in every room - Quality masonry construction - PVC joinery - exterior anthracite, interior white, double-layered glass - Ceramics on the floors in the house *Reservations are currently being accepted until construction begins! PRICE: €340,000.00 Payment in stages! Planned start of construction: by May 1, 2024. Thanks to the good connection of Istria with the Istrian epsilon, all other cities can be reached in about 30 minutes. The nearest shop-1 km The nearest restaurant - 2 km The nearest larger town with all facilities (supermarket, restaurants, bars, bank, post office, school, kindergarten...) - 6 km (Vodnjan) Distance from the city of Rovinj – 25 km Distance from the city of Pula – 21 km Beaches - 14 km (Barbariga) Čabruniči is a small, peaceful settlement in the Municipality of Svetvinčenat, whose renaissance town of the same name, which is 8 km away, has become a real center of events. Every year, more and more cut down, it is certainly one of Istria's jewels with a rich tourist offer and numerous events that take place in the attractive historical spaces of this small town. Local taverns and wineries as well as olive oil tasting rooms can be found within a few

kilometers of the village. One of the most beautiful coasts of Istria and the cleanest sea can be found in Barbariga, which is 14 km away. Only 12 km away is the charming fishing village of Fažana, which invites you to enjoy the sunset on the promenade. ID CODE: 97

Additional contact info

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