

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



Seller Info

Name: Weiba Adria
First Name: Weiba
Last Name: Adria
Company Name: Weiba Adria
Service Type: Selling
Additional Email: info@weiba-adria.com
Website: <https://weiba-adria.com/nekretnine-istra>
Country: Croatia
Region: Istarska županija
City: Vodnjan
ZIP code: 52215
Address: Istarska 60
Phone: +385 (0) 52 330 040
Fax: +385 (0) 52330 040
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:	92 m ²
Lot Size:	400 m ²
Bedrooms:	6
Bathrooms:	2
Price:	330,000.00 €
Updated:	Jan 22, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

ZIP code: 52342

Permits

Ownership certificate: yes

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, a new one-story house is 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 this house guarantees great 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 HOUSE 3 Internal layout: 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: - 400 m2 - Total residential area net -92.73 - Private pool 24 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 - 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! Planned start of construction: by June 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: 102

Additional contact info

Reference Number: 562431
Agency ref id: 102
Contact phone: 098890958