

Istra, Svetvinčenat, okolica kuća sa bazenom, ROHBAU, super lokacija, 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, okolica kuća sa bazenom, ROHBAU, super lokacija
Property for:	Sale
House type:	detached
Property area:	191 m ²
Lot Size:	703 m ²
Bedrooms:	9
Bathrooms:	3
Price:	298,000.00 €
Updated:	Jan 26, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

ZIP code: 52342

Permits

Building permit: yes

Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Number of parking spaces: 3

Description

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Istria, Svetvinčenat, in one of the settlements of the Municipality of Svetvinčenat, a single-storey house is for sale in the ROH BAU phase. The location of the house is beautiful, in a quiet area surrounded by several holiday homes. There is an asphalted road to the plot. The ROH BAU phase includes: a house under a roof, a roof made of a terrace (wooden), a concrete sun deck of a swimming pool, a swimming pool with the 1st stage of installation, a biological purifier, electricity and water connection. All documentation is in order. Utilities were paid after the building permit was issued. The fence around the plot is included in the price, with the fact that the front wall is completely made of stone. The area of the plot on which the house is located is 703 m². The house extends over two floors; ground floor and first floor. The net usable area of the house (with terraces) is 191 m², while the clean net usable area is 142 m². On the ground floor there is a hallway, a toilet with a laundry room, a storage room, a living room with a kitchen and a dining room in an open space concept with an exit from each room to a spacious covered terrace of 45 m. There is also one bedroom with a bathroom on the ground floor. The staircase leads to the first floor where there are two bedrooms, each with its own bathroom. The bedrooms are spacious, 15-20 m². Estimated completion of the roh bau phase - 5/2024 Real estate for anyone who wants to arrange their own house according to their taste. There is the possibility of selling another house in the ROH BAU phase, which is located right next to this plot or only a plot with a building permit. The price of the fenced plot itself with a permit and paid utilities would be €145,000.00 Due to its location, a great property for vacation or as an investment for tourist rental. All essential facilities nearby. Distance to the first major city with all essential facilities for life - 6 km Distance from the sea - 14 km ID CODE: 106

Additional contact info

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