

## ISTRA, SVETVINČENAT - Kuća u rohbau fazi s mogućnošću dovršetka do faze ključ u ruke, Svetvinčenat, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, SVETVINČENAT - Kuća u rohbau fazi s mogućnošću dovršetka do faze ključ u ruke
Property for:	Sale
House type:	detached
Property area:	159 m <sup>2</sup>
Lot Size:	490 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	260,000.00 €
Updated:	Oct 13, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, SVETVINČENAT - A house in the demolition stage with the possibility of completion to the turnkey stage. The Renaissance town of Svetvinčenat is one
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of Istria's jewels with a rich tourist offer and numerous events held in the attractive spaces of this town. Svetvinčenta is decorated with a Renaissance square with a castle, which is the symbol of the place itself. This special town with a rich tradition, with its interesting and diverse programs, the most prominent of which are the Medieval Festival, the Cheese Festival and the Dance and Non-Verbal Theater Festival, attracts numerous visitors every year. The house is for sale in the demolition phase. The house will consist of a ground floor and an upper floor, as well as a sunbathing area and a 4x7 m2 swimming pool. By the pool there will be a terrace and a house with a fireplace for outdoor living. The villa will have three bedrooms, two bathrooms, a large living room with kitchen and dining room. Water and electricity are nearby, while access is from an asphalted road. Half the amount of the electricity connection has been paid. A large septic tank was built on the field, and fence walls around the plot. Currently, there is a 3x8 m2 mobile home on the land, fully equipped and connected to a non-septic tank, which can be purchased additionally at an additional cost. The building permit application has been submitted. The geodetic studies were also solved. Construction has not started yet. Possibilities of purchase: 1. Land with submitted building permit, constructed utility house with fireplace with completed carpentry and toilet, fence walls, septic tank. Half of the electricity connection paid. The price is 110,000 euros. 2. A house in the roh-bau phase, i.e., a house put under the roof, plastered on the outside, exterior carpentry and an excavated pool, a functioning septic tank, an exterior house with a fireplace and fence walls. The price is 250,000 euros. 3. There is also the option of buying a completed house, with the buyer participating in several payment phases until the construction is completed, turnkey. The price is 350,000 euros. Vodnjan and Svetvinčenat are 10 km away, Fažana 14 km and Pula 19 km. This impressive house can become your new home! Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28513

## Additional contact info

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