

Istra, Svetvinčenat, šarmanтна prizemnica sa bazenom, mirna lokacija, NOVO, Svetvinčenat, House



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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, šarmantna prizemnica sa bazenom, mirna lokacija, NOVO
Property for:	Sale
House type:	detached
Property area:	97 m ²
Lot Size:	411 m ²
Bedrooms:	6
Bathrooms:	2
Price:	320,000.00 €
Updated:	Mar 13, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

ZIP code: 52342

Permits

Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description:

Istria, Čabrunići, 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 house is located on a plot of 411 m², while the living area of the house is 97 m². The functional interior layout consists of a hallway, living room with kitchen and dining room with access to the terrace, two bedrooms each with their own bathroom, additional toilet. Floor coverings in all rooms - ceramics. Air conditioning is provided in every room. The first stage of underfloor heating and a fireplace. A 24 m² swimming pool with a sunbathing area, a lawn with an automatic irrigation system, olive trees, lavender... Parking spaces - inside the lot, two spaces. The complete garden is fenced. Automatic opening patio door. The house is sold finished, without furniture. The attractive location of this house, and the high demand in the season for the rental of smaller buildings with two rooms, guarantee high occupancy 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. Payment in stages Planned start of construction - May 15, 2024. 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) Thanks to the good connection of Istria with the Istrian epsilon, all other cities can be reached in about 30 minutes. 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: 115

Additional contact info

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