

## ISTRA, ŠTOKOVCI - Vila s bazenom u srcu Istre, Svetvinčenat, House



### Seller Info

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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  
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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, ŠTOKOVCI - Vila s bazenom u srcu Istre
Property for:	Sale
House type:	detached
Property area:	111 m <sup>2</sup>
Lot Size:	614 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	441,000.00 €
Updated:	Jul 26, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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



### Permits

Building permit:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, ŠTOKOVCI - Villa with pool in the heart of Istria The house is currently under construction - the construction of a detached residential building, ground floor and first floor, auxiliary buildings - swimming pool with swimming pool technology, collection pit, 2 parking spaces is planned. The house is located at the end of the village in a dead-end street, the plot is 614m2, the house has a net area of 111m2. It has access from a public road, it is bordered by dry walls on 3 sides. The following rooms are provided on the ground floor of the house: living room,
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dining room (the ceiling height is 5 m in the living room and dining room) and kitchen as an open space, storage, bathroom, hallway, bedroom. The first floor is reached by an internal staircase, and there are 2 bedrooms and a bathroom on the first floor. The outdoor paved terrace is 23m<sup>2</sup>, the pool is 28m<sup>2</sup>. In the immediate vicinity of the land there are local houses and holiday homes, so the future house is ideal for those who want to enjoy all the benefits offered by a peaceful Istrian village or for investors who can make a great income from renting a holiday home. There are electricity and water connections on the plot. A valid building permit has been issued for the house, communal contributions have been paid. The price for the completed turnkey house is stated in the ad. It is possible to buy real estate in the raw materials stage, the price depends on the level of completion. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 31159

### Additional contact info

Reference Number: 617068

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