

## PRILIKA!! Villa u izgradnji na velikoj okućnici, Svetvinčenat, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PRILIKA!! Villa u izgradnji na velikoj okućnici
Property for:	Sale
House type:	detached
Property area:	203 m <sup>2</sup>
Lot Size:	6790 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	320,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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
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### Description

Description:	<b>ONLY IN DOGMA!</b> We are selling a unique project, a villa under construction just 3 kilometers from the center of Svetvinčenat. The villa was conceived as a single-story house with high ceilings, and is being sold in a high Rohbau phase. According to the project, the ground floor consists of an entrance, a storage room,
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a guest toilet, a large living room connected to the kitchen and dining room, and three bedrooms with bathrooms, one of which has a separate entrance and can be a separate studio apartment. Another special feature of this one-story house is the large glass walls, which in combination with the high ceilings provide a feeling of exceptional spaciousness and freedom. All rooms overlook a large garden where a sunbathing area with a swimming pool is planned. The pool is 31 m<sup>2</sup> square. Here you can let your imagination run wild because the garden has a total of 6,790 square meters, while the ground floor occupies only 203 m<sup>2</sup>. The stated price refers to buyers of legal entities in the VAT system, for natural persons the VAT item is calculated. Do not miss this unique investment opportunity! For any additional information and to arrange a viewing appointment, please contact +385 95 88 09 208 or via e-mail: [katarina.vlasic@dogma-nekretnine.com](mailto:katarina.vlasic@dogma-nekretnine.com). Square footage of the house: 1 Entrance/hall 16.76 m<sup>2</sup>/ 2 WC 2.95 m<sup>2</sup>/ 3 laundry rooms/pantry 2.45 m<sup>2</sup>/ 4 kitchens, blag., d.n. pine. 71.35 m<sup>2</sup>/ 5 bedroom 17.15 m<sup>2</sup>/ 6 bathrooms 8.20 m<sup>2</sup>/ 7 bedroom 16.60 m<sup>2</sup>/ 8 bathrooms 7.20 m<sup>2</sup>/ 9 Lishera 21.95 m<sup>2</sup>/ 10 bathrooms 3.35 m<sup>2</sup>/ Total net: 167.56 m<sup>2</sup>/ (closed area) Gross total: 202.68 m<sup>2</sup>/ (closed area) ID CODE: IS1513955

### Additional contact info

Reference Number: 644997  
Agency ref id: IS1513955