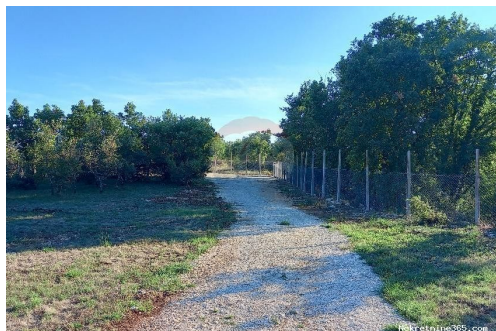


## Istra, okolica Svetvinčenta, stambeno-gospodarski projekt, Svetvinčenat, Land



### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekrtnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Krešimirova 12a  
Phone: 0038551635350  
About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	Istra, okolica Svetvinčenta, stambeno-gospodarski projekt
Property for:	Sale
Land type:	Building lot
Property area:	27283 m <sup>2</sup>
Price:	600,000.00 €
Updated:	Oct 26, 2024

## Location

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



## Description

Description:	<p>Residential and commercial land for sale with a project and valid building permit for: - construction of a residential building, group 2b - construction of a building for commercial use (service), group 2b tourist-economic building - construction of commercial buildings (production-business), group 2b, greenhouses - construction of a building for residential purposes (auxiliary), 2.b pool group The total area of this property is 27,283 m<sup>2</sup> (8 parcels), which the current owner increased from the previous, original 10,353 m<sup>2</sup> by purchasing additional surrounding plots and created a unique opportunity for the development of this project for OPG. The project includes a permit for a total of 300 m<sup>2</sup> of residential and tourist space, which includes a house of 70 m<sup>2</sup> and a villa of 240 m<sup>2</sup> with a swimming pool and a tasting room of 100 m<sup>2</sup>. The house of 70 m<sup>2</sup> has already been built by the current owner. About 700 m<sup>2</sup> of construction land will be used for greenhouses (x3). Currently, the owner is using solar energy with a total power of 8kw, but it is possible to ask for and get a connection to the electrical network. Water is used from a nearby agricultural shaft, but the connection to the water supply network and digging of approx. 450 m starts these days, so the water connection will be included in this price. The price will also include the construction started, i.e. the foundations for the planned buildings and the slabs or pool. The current owner also completely fenced the entire property with concrete posts and wire and planted approximately 500 different fruit trees. (figs, plums, cherries, apples, pomegranates, etc.) He filled macadam roads and dug holes for septic tanks. Due to its size, natural environment and a lot of work already done in the most difficult, initial phase of idea and project development, this property should be interesting and give a "wind at the back" to everyone who wants to be self-sufficient in the future and enjoy the benefits of their production, service and extremely attractive locations. ID CODE: 300041074-455</p>
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## Additional contact info

Reference Number: 654812  
Agency ref id: 300041074-455  
Contact phone: +385 91 641 5015