

## IZVRSNA KUĆA U IZGRADNJI U LIJEPOM NASELJU, Svetvinčenat, House



### Seller Info

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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:	IZVRSNA KUĆA U IZGRADNJI U LIJEPOM NASELJU
Property for:	Sale
House type:	detached
Property area:	192 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	298,000.00 €
Updated:	Oct 28, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>Svetvinčenat, or as it is locally called Savičenta, is a picturesque village located in central Istria, known for its rich history and cultural heritage. This small place is surrounded by beautiful landscapes, vineyards and olive groves, and the heart of the settlement is the magnificent Renaissance castle Morosini-Grimani from the 16th century. This castle, together with Placa Square and the Church of St. Vincent, is the main attraction that attracts visitors from all over the world. Svetvinčenat is about 10 kilometers from Vodnjan, which makes it easily accessible for those coming from that part of Istria. The drive between these two places takes approximately 10 minutes, making for an easy day trip or weekend visit. Svetvinčenat is about 20 kilometers from Pula, the largest city in Istria and one of the main cultural centers of the region. The journey from Pula to Svetvinčenat takes approximately 30 minutes by car, which allows easy access for many tourists who want to explore the interior of Istria and enjoy the peaceful and</p>
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authentic Istrian ambience. Svetvinčenat offers a perfect combination of historical sights, cultural events and natural beauty, making it an ideal destination for all those who want to experience the real Istria. For sale is a house under construction (roh bau) with a swimming pool, which extends to the ground floor and first floor. This spacious property offers an exceptional opportunity to decorate according to your wishes. The GROUND FLOOR consists of: - covered entrance 4.96 m<sup>2</sup>, - entrance hall 4.30 m<sup>2</sup>, - WC 5.13 m<sup>2</sup>, - living room and kitchen 46.12 m<sup>2</sup>, - storage room 3.16 m<sup>2</sup>, - bedrooms 17.63 m<sup>2</sup>, - bathroom 4.60 m<sup>2</sup>, - two covered terraces (13.30 m<sup>2</sup> and 5.32 m<sup>2</sup>) KAT consists of: - two bedrooms (20.60 m<sup>2</sup> and 15.60 m<sup>2</sup>), - two bathrooms (4.62 m<sup>2</sup> and 7.17 m<sup>2</sup>). - staircase 7.94 m<sup>2</sup> This house is ideal for a family looking for a modern home with enough space for all members, and the pool adds extra value for relaxation and enjoyment during warm summer days. Two covered terraces provide the perfect place for outdoor meals or relaxing in the fresh air. Given the current stage of construction, buyers have the opportunity to customize the interior according to their preferences and create their dream home. The property is neat! For a personalized tour, you have at your disposal: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 [roberta.poropat@dogma-nekretnine.com](mailto:roberta.poropat@dogma-nekretnine.com) DAVID ROCE Licensed agent Mobile 00385 99 759-1558 [david.roce@dogma-nekretnine.com](mailto:david.roce@dogma-nekretnine.com) ID CODE: IS1513554

## Additional contact info

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