

## Prizemnica u visokom 'roh bau' stanju sa bazenom, Svetvinčenat, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	Prizemnica u visokom 'roh bau' stanju sa bazenom
Property for:	Sale
House type:	detached
Property area:	106 m <sup>2</sup>
Lot Size:	548 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	1
Price:	389,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2024
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	2
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### Description

Description:	Description of the house: A beautiful one-story house with an area of 106m <sup>2</sup> on a plot of 548m <sup>2</sup> is for sale, located in a quiet and beautiful environment. In the basic functional concept, the house is divided into two arms by the ground plan shape of the building in an "L". In one arm there is a living area and in the other a quiet sleeping area. The living area contains a hallway, kitchen, living room with dining room, open space, then WC and laundry room with storage. The living room is oriented on the southwest side to the covered terrace, garden and pool. The
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sleeping part of the house includes a dressing room, two bedrooms and a shared bathroom, with spaces oriented to the southeast side, providing silence and comfort for rest. Construction: The house was built with external and internal load-bearing walls made of "phoroterm" brick blocks, ab beams and columns. The roof construction is made of concrete for tilting, with steam and waterproofing and final protection against insolation. The facade is thermally insulated with folded styrofoam and smooth plaster. Windows and balcony doors are equipped with PVC hexagonal profiles and triple thermal insulating glass. The interior remains in roh bau, the phase of the construction process in which the space is built, but not finished or furnished. This means that customers will have complete freedom to adapt the space to their wishes and needs. They can add a personal touch to the interior, choosing furniture, lighting, wall colors, floor coverings and other details so that the space suits their taste and lifestyle. Additional contents: The house has the first phase of the swimming pool, the planned heating system through three air conditioners and a chimney for pellets. The first phase of connection to electricity and water enables a quick continuation of the work. Eco-plastic septic tank ensures environmentally friendly waste water disposal. The plot is surrounded by a concrete fence, providing privacy and security. Completion of construction: Construction is scheduled to be completed in May 2024. This unfinished home offers an outstanding opportunity to personalize and add the final touches to your own desires and needs. I am available for more information and viewing of the property. Contact: - Jenny Pančić +385 98 958 4848 / [jenny.pancic@dogma-nekretnine.com](mailto:jenny.pancic@dogma-nekretnine.com) ID CODE: IS1510818

## Additional contact info

Reference Number: 671567  
Agency ref id: IS1510818