

## Samostojeća kuća s ljetnom kuhinjom i bazenom, Središnja Istra, Svetvinčenat, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
About us:

Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

|                |  |
|----------------|--|
| Title:         | Samostojeća kuća s ljetnom kuhinjom i bazenom, Središnja Istra |
| Property for:  | Sale   |
| House type:    | detached   |
| Property area: | 155 m <sup>2</sup>   |
| Lot Size:      | 495 m <sup>2</sup>   |
| Bedrooms:      | 4  |
| Bathrooms:     | 3  |
| Price:         | 485,000.00 €   |
| Updated:       | Nov 04, 2024   |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2023 |

### Location

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

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | A |
|--------------------|---|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

**Description:**

A freestanding house of modern design in Central Istria, on a 495 sqm-large plot. The ground floor will consist of an entrance area, a living room with a kitchen and a dining room, a bedroom, a bathroom and a toilet, as well as a covered terrace. On the first floor there will be two bedrooms and two bathrooms, a wardrobe and an open terrace. The house will be equipped with underfloor heating and air conditioning for heating and cooling. There will also be a summer kitchen, a 28 sqm-large swimming pool and two parking spaces on the plot. The house is currently in the shell phase; planned completion of construction is late summer 2023. It is sold on a turnkey basis, without furniture. ID CODE: 407

**Additional contact info**

Reference Number: 679580  
Agency ref id: 407  
Contact phone: +385 99 5912785