

ISTRA - SVETVINČENAT - DVIJE KUĆE S BAZENOM! PRILIKA ZA ULAGANJE!, Svetvinčenat, House



Seller Info

Name: Rina nekretnine
First Name: Rina
Last Name: nekretnine
Company Name: Rina Nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://www.rina-nekretnine.hr>
Country: Croatia
Region: Grad Zagreb
City: Zagreb
ZIP code: 10000
Address: Lanište 1
Mobile: 00385 91 2848 310
Phone: 00385 1 638 2643
About us: Rina Nekretnine d.o.o.
obiteljska firma koji je
poslovanje nekretninama
započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspješno stvorili prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.
za usluge

Skračeno: Rina Nekretnie
Sjedište: Lanište 1 j, Zagreb,
uredi poslovanja: Lanište 1 i,
Zagreb i 8.Mart br. 5, Poreč
OIB: 49079315133

Reg No.: 93/2023

Listing details

Common

Title: ISTRA - SVETVINČENAT - DVIJE KUĆE S BAZENOM! PRILIKA ZA ULAGANJE!
Property for: Sale
House type: semi-detached
Property area: 73 m²
Lot Size: 800 m²
Bedrooms: 3
Bathrooms: 2
Price: 520,000.00 €
Updated: Nov 16, 2024

Condition

Newbuild: yes
Built: 2025

Location

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

Permits

Building permit: yes

Additional information

Energy efficiency: In preparation

Heating

Central heating: yes



Parking

Number of parking spaces: 2

Description

Description:

New in the offer: Two Modern Istrian Houses with a Pool - Ideal for Investment! Completion 09/2025 Are you looking for an ideal vacation property or a profitable investment? This new project of two modern houses in the Istrian style with a stone facade meets all the requirements! Located not far from the historic Svetvinčent, surrounded by charming Istrian towns and famous gastronomy, these houses offer a luxurious living experience and a lucrative rental opportunity. You will find one of the most beautiful coasts of Istria and the cleanest sea in Barbariga, which is only 14 km away, while the unmissable fishing village of Fažana is only 12 km away. Vodnjan: 6km, Pula: 21 km, Rovinj: 25 km.

Characteristics: • The net area of each house is: 73 m² + pool of approx. 26 m² on a plot of 400 m², which together makes 800 m². • Room layout of each house: 2 bedrooms, 2 bathrooms, open space kitchen with living room of 35 m² • Capacity of each house: 4+2 guests, ideal for families or smaller groups • Comfort: Complete preparation for underfloor heating via a heat pump and air conditioners in every room • Parking for each house: outdoor parking for two cars Advantages for Investors: • High demand: Houses with two bedrooms and a swimming pool in this part of Istria achieve excellent annual returns • The current owner can run a complete rental management, known in that part of Istria, and can give excellent advice • Price of one house: EUR 260,000 + VAT, together EUR 520,000 + VAT, VAT is NOT charged to legal entities. • Purchase directly from the investor, so the BUYER DOES NOT PAY TAX ON PROPERTY SALES. • Income of at least EUR 45,000/year • Reduced maintenance costs (both properties in one location)

Why choose this property? A UNIQUE PROJECT ON THE MARKET that offers location, quality, modern and popular Istrian design, complete management (at the buyer's request). This project is led by an experienced investor who guarantees high construction quality and completion in September 2025. By investing in these houses, you acquire real estate in the heart of Istria that can serve as your oasis of enjoyment or as a reliable source of income or both. Hurry up, don't miss the opportunity to invest in the future! RINA +385 99 640 1751 ID CODE: 1934

Additional contact info

Reference Number: 682526

Agency ref id: 1934
Contact phone: +385 99 640 1751