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Code :	11523
Location :	Svetvinčenat
Lot size :	787 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 154.000 €

For sale is a building plot of 787 m², with an obtained building permit, located in a quiet part of the municipality of Svetvinčenat, just 50 meters from the main road, ensuring excellent accessibility while maintaining privacy.

The communal fee for the plot has been paid, a water connection is secured, and the electricity connection is located right next to the plot. The land has an established access road, co-owned 1/2.

The plot is rectangular and functional in shape, and a modern architectural project has been developed for it, featuring a flat roof and a heated pool.

The project envisions the construction of a luxury villa with a pool, with a total net area of 240 m², which consists of:

- a spacious living room with a kitchen and dining area
- four bedrooms, each with its own bathroom and toilet
- an additional toilet
- a hallway and wardrobe
- a technical room
- two covered terraces

An auxiliary building is also planned, while the pool is situated between the main and auxiliary buildings, achieving optimal functionality and privacy.

A detailed cost estimate has been prepared alongside the project, and thanks to the complete documentation, construction can commence immediately.

This property represents an excellent opportunity for investment or the construction of a villa for personal residence or tourist rental, in one of the most desirable areas of central Istria.

For more information, please