

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

Code :	13144
Location :	Svetvinčenat
Lot size :	10353 m2
Garden size :	0.00 m2
Distance from center :	2000 m
Distance from sea :	12000 m
Energy efficiency :	Not specified

Price :	360.000 €
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For sale is a spacious building plot of 10,353 m², with the option to purchase an additional agricultural land of 17,000 m² for an extra €70,000. The property offers numerous possibilities – from building a family villa to developing an agricultural estate – and represents an excellent opportunity for long-term investment in a peaceful and green part of Istria, just 12 km from the sea.

On the building part of the land, there is already an existing house, and a project has been developed for a new family house of 69 m², as well as a project for a two-story villa with a total area of 230 m², featuring a swimming pool and an outdoor summer kitchen. There are also plans for the construction of three economic buildings/greenhouses, further expanding the potential for tourist or agricultural use.

The land is fenced, and all parcel boundaries are clearly visible. The agricultural part includes:

- two fields with deep soil (approximately 2,500 m²)
- an orchard covering 10,000 m²
- a forest of 4,500 m²

The estate is planted with around 300 olive trees and various other fruit trees, and the terrain is prepared for a garage and a garden shed.

Infrastructure:

Water is available for all planned buildings.

Electricity is currently supplied through an auxiliary system with a capacity of 8 kW, with the possibility of connecting to the power grid (approximately 100 m away).

This unique property, surrounded by forest and untouched nature, offers complete peace and privacy, while also being within accessible distance from the sea and larger towns. It is ideal for building a luxury villa, a country estate, or an investment

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project with great potential.