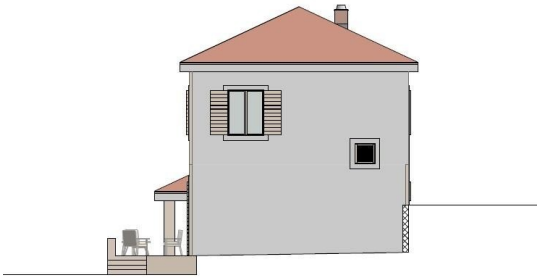
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Code :	13402
Location :	Svetvinčenat
Lot size :	780 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 123.000 €

For sale is an attractive building plot of 780 m², with a valid building permit for the construction of a family house with a gross area of approximately 155 m².

The project envisions the construction of a traditional Istrian house with simple and elegant lines, harmoniously integrated into the natural surroundings, emphasizing functionality, comfort, and the Mediterranean lifestyle.

The floor plan includes:

- three bedrooms,
- two bathrooms,
- a storage room and utility space,
- a spacious living room with an open-concept kitchen and dining area,
- a covered outdoor kitchen of 25 m² – ideal for gatherings and enjoying the outdoors year-round.

The land is located in a quiet and private area, with infrastructure (electricity, water, telephone) running right next to the plot. Utility contributions have already been paid, significantly easing the start of construction.

Additionally, there is an option to purchase the adjacent plot of approximately 1,300 m² (currently agricultural land – forest) for which a request for conversion to building land has already been submitted, further increasing the potential of this property.

This property is an ideal opportunity for those looking to build a private vacation villa, a family home for permanent residence, or an investment property with excellent potential for tourist rental.

For more information, please