

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

Code :	02176
Location :	Svetvinčenat
Building size :	548 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 140.000 €

Svetvinčenat, building plot with project and building permit

Near the Renaissance town of Svetvinčenta, which is distinguished by its rich cultural heritage, diverse gastronomic and tourist offer, and numerous events throughout the year, this building plot is for sale with a project for a house with a swimming pool and a building permit.

The land is located at the end of the village in a cul-de-sac, has a regular shape, and has an area of

548 square meters.

It has access from a public road, it is bounded on two sides by dry walls.

The construction of a detached residential building, ground floor and first floor, swimming pool and parking for two cars is planned on the mentioned land.

The ground floor of the house has a living room, a dining room and a kitchen as an open space, a storage room, a toilet and a corridor.

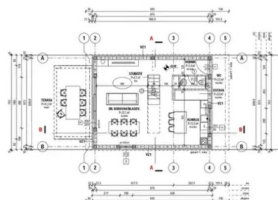
The first floor is reached by internal stairs, where there are three bedrooms, each with its own bathroom.

The outdoor terrace is 40 square meters, the pool 28 square meters.

In the immediate vicinity of the land there are holiday homes, so this future house is ideal for all those who want to enjoy all the benefits offered by a peaceful Istrian village, either for a peaceful family life or for renting for tourist purposes.

There are electricity and water connections on the plot.

A building permit application has been submitted for a house with a net area of



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120 square meters with ancillary facilities, which is expected in the summer of 2024.

The sale price includes the main project, building permit (after the exit), electricity and water connections, paid utility contributions, prepared and cleared construction site.

An agreement with the seller is possible for the construction of the building in question in the Roh-Bau phase or turnkey.