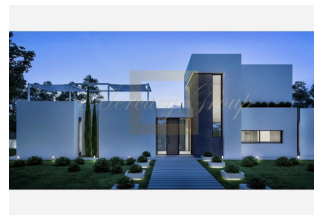




Istria, Svetvinčenat, villa in the Rohbau phase with a large secluded garden, sea view

Croatia, Istria

Price:	€ 450 000
Object type	House
Market	New building
Bedrooms	3
Number of rooms	3
Land area	2676 m2
Area	250 m2
Category	For sale



The villa of luxurious architectural construction was built on a plot of land with a total size of 2676 m2 with a heated swimming pool measuring 5m x 9m.

On the ground floor, there is a rather large entrance with an entrance wardrobe and a guest toilet. The hallway communicates directly with the open space living room, which has an open view of the pool and large garden. The kitchen and dining room are part of the open space living room. On the ground floor, there are also two bedrooms, a bathroom, and a laundry room.

A luxurious staircase leads upstairs to the master bedroom with a dressing room, a bathroom, and a large terrace. There is also a large sundeck with a jacuzzi and a beautiful view of the sea on the first floor.

The most modern construction was made, the ceiling height of the ground floor is 3.20 meters, it is planned to install underfloor heating, air conditioners, electric blinds, alarm system and video surveillance, and solar panels. Additional advantages to highlight are certainly a large and spacious garden, enough space for a larger parking lot of 5-8 parking spaces, and paid utilities, thereby solving the issue of asphaltting the approach to the land itself (confirmation from the municipality that it will bear the cost of asphaltting), energy and water infrastructure are near the land.

The building is being sold in the ready-to-build phase, with a living area of 250 m2, and an additional possibility is a building permit for a total of 400 m2 of residential construction, which means that another 150 m2 semi-detached villa can be built next to the villa! Without asking for additional permissions. The future owner, with the continuation of the construction of this luxury villa, can make some changes and additions to the project if he wishes. Highly positioned on the scale for seasonal rent, even up to 7000 euros/week.

The house was built facing south and offers a view of the sea from the first floor.



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This villa is located 15 15-minute drive from Fažana Beach, Vodnjan. It is a 25-minute drive to Pula or 20 km. 10 km as the crow flies from the nearest sea. Beautiful location surrounded by greenery and sea view.

The villa is located in a quiet part of Istria, very close to the sea, the city of Pula, and Fažana, with complete privacy, sunny, and surrounded by nature.

For additional information or viewing, feel free to contact us.

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