



**Istria, Svetvinčenat area, a unique 250m<sup>2</sup> stone house with a pool in a secluded location**

*Croatia, Istria*

<b>Price:</b>	<b>€ 550 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2008
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Land area</b>	5237 m2
<b>Area</b>	250 m2
<b>Category</b>	For sale



Istria, near Svetvinčenat, a stone two-story house with a pool on a spacious plot of 5,237m<sup>2</sup>.

The house is "T"-shaped in plan, with a ground floor and an upper floor, boasting a gross area of 250m<sup>2</sup>. The ground floor features two levels: one with a porch, living room, bathroom, and staircase, and the other with a kitchen and dining area. On the southwest side of the property, there is an outdoor pool measuring 25m<sup>2</sup>. The entrance to the house is located on the south side via the porch.

The upper floor, also divided into two levels, consists of two bedrooms, a bathroom, and a hallway on each level.

The total building height, measured from the final surrounding terrain to the highest point (roof ridge), is 6.30 (6.40) meters, while the eave height is 5.28 (4.31) meters.

The primary structural system consists of masonry construction. The external load-bearing walls are built from block bricks and clad with irregular stone slabs, with a thickness of approximately 45 cm. Partition walls are built with block bricks and are 10-15 cm thick.

The floor structure between levels is made of reinforced concrete slabs.

The roof is gabled, with a "T"-shaped layout and an 18-degree pitch. It is covered with terracotta tiles set in lime mortar.

Connections to utilities such as water, sewage, electricity, and telephone have not yet been established.



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Sanitary wastewater is managed via a septic tank, while rainwater is directed into the surrounding terrain in a way that does not endanger neighboring properties.

The building is not fully completed, and construction, finishing, and installation works remain unfinished.

For more information, feel free to contact us.

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