



## DETACHED FLOOR HOUSE - ROH BAU IN A QUIET LOCATION

 Svetvinčenat

 **139,900 €**  
2,544 €/m<sup>2</sup>



The County of Istria is famous as one of the most suitable regions for life, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population.

Right in the municipality of Svetvinčenat, not far from the town of Vodnjan, in a small settlement in a quiet location, this detached single-storey house in a new building with a gross area of 55.38 m<sup>2</sup> with a garden of 630 m<sup>2</sup> is for sale in the ROH-BAU phase. The house consists of an entrance hall, bedroom, living room with kitchen and dining room, bathroom and covered terrace. Construction began in 2024, and the project includes a swimming pool in



the yard of the house. Utility contributions and electricity connection have been paid.

#### HIGHLIGHTED:

- Neat ownership
- ROH BAU phase
- Quiet location

Given the location, area and price, the mentioned property represents a very interesting investment for the future buyer in terms of completing the construction of the building and the environment and enjoying the same in terms of family life.

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## Summary

LOCATION	Svetvinčenat	PROPERTY ID	2385
PRICE	139,900 €	TYPE	House
AREA	55 m <sup>2</sup>	GARDEN AREA	630 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	Nature
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Neat ownership	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Access road
- Yard
- Swimming pool

## Infrastructure

- Electricity
- Water

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