




EXCELLENT ROH BAU WITH EXCEPTIONAL QUALITY CONSTRUCTION AND EQUIPMENT IN A GREAT LOCATION

 Režanci, Svetvinčenat

 **420,000 €**
2,625 €/m²



Svetvinčenat is a wonderful village located in the heart of Istria, which is proud of its rich history, preserved architecture and unforgettable atmosphere. The city is known for its imposing medieval castle, which dominates the square and bears witness to the past. Svetvinčenat is the center of cultural and historical events, such as the famous Mediterranean Theater Festival, which attracts visitors from all over the world. The surrounding nature, with hills, olive groves and vineyards, makes it an ideal destination for lovers of peaceful life and natural surroundings. Although the village is peaceful and quiet, it



is easily connected to larger cities such as Poreč and Rovinj. Svetvinčenat is the perfect place for anyone who wants to enjoy the authentic Istrian atmosphere and rich cultural heritage.

In a smaller and quieter place in the immediate vicinity of Svetvinčent, in Režanci, there is this very well-built and soon-to-be-furnished detached house with a total living area of 160 m², which offers a perfect combination of quality, functionality and modern construction. It is a highly and very well-equipped Rohbau building, a one-story house, which covers 90 m² on the ground floor and 70 m² on the first floor. The house was designed with attention to detail, with an emphasis on energy efficiency and longevity of materials. The facade is thermal with a thickness of 10 cm, which ensures excellent thermal insulation, while the joinery is the highest quality PVC profile of the Veka brand, in a combination of anthracite color on the outside and white on the inside, which contributes to the aesthetic appeal of the building.

Heating is provided by a wood-burning stove and air conditioning, with additional installed underfloor heating for optimal comfort, and all connections, including electricity and water, have already been paid for and installed. Top quality Alupek brand aluminum water pipes guarantee durability and safety, and the property comes with a modern swimming pool that will further enrich your everyday life. Completed works will make up 70% of the total project, and completion is expected in the next month or two. This property offers an excellent opportunity to finish according to your own wishes, with a superb foundation for future comfortable living or investment. This detached house is located on 500 m² of flat and neat land, and it is possible to buy the land right next to it, with the same square footage, for €60,000, of course with the possibility of negotiation if both properties were to be bought together. Also, in the very extension of the land, there are three more building plots; area of 503 m² and 502 m² for €60,000 (the price includes the share of the road with the turnpike) and land of 1115 m² for €125,000, and this land will be fully ready for construction in the near future and all electricity and water bills have been paid and the project solution is also included in the price. A very attractive investment opportunity.

This property or complex of properties in Režanci represents an extraordinary opportunity for those who want to invest in quality construction and enjoy a peaceful, Istrian environment, with close proximity to the culturally rich Svetvinčent, or for those who want to enter this project as a very profitable investment. With the additional possibility of purchasing the surrounding land, including building land ready for construction, this offer also offers significant potential for further development. All in all, it is an investment that offers long-term value in a very peaceful and beautiful part of Istria.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Režanci, Svetvinčenat	PROPERTY ID	2204
PRICE	420,000 €	TYPE	House
AREA	160 m ²	GARDEN AREA	339 m ²
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	5
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	Greenery
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	Excellent
TILES	-	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	Mediterranean, Channels, Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



Extra features

- Balcony
- Pantry
- Garden
- Yard
- Access road
- Swimming pool

Infrastructure

- Electricity
- Water
- Sewerage

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