



# BUILDING LAND WITH A PROJECT IN A QUIET LOCATION

 Smoljanci, Svetvinčenat

 **159,900 €**  
161 €/m<sup>2</sup>



Svetvinčenat is a municipality in western Croatia and is located in the Istrian County. Svetvinčenat is known for its events that are traditionally held and in this way promote cultural heritage. It is a settlement with a rich history, and is surrounded by untouched nature and typical Mediterranean vegetation. The place is known for its agricultural tradition, and you can see traditional Istrian houses and older buildings located not far from the main roads that connect various Istrian cities. The location certainly has its authenticity and is why people love the mentioned place.



Building land with a total area of 991m<sup>2</sup>. The land consists of a separate plot, has its own entrance and a separated part for access and privacy and to ensure peace for everyone separately. The land is away from the main road and has a regular rectangular shape. A project for a wonderful complex of houses has been created on the mentioned land. It has electricity connections, water with separate meters and a bio septic tank. Construction has begun on the plot with a valid building permit for the construction of a two-story house of approximately 200 m<sup>2</sup> with a 30 m<sup>2</sup> swimming pool.

The location is ideal for lovers of nature and peace because we definitely need such a location to regenerate energy, fill the soul and restore strength in these fast-paced times. Places like this are ideal for family life or a place to invest because it has great potential for hospitality, which would significantly accelerate the return on investment.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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## Summary

|                   |                         |                          |                    |
|-------------------|-------------------------|--------------------------|--------------------|
| LOCATION          | Smoljanci, Svetvinčenat | PROPERTY ID              | 2599               |
| PRICE             | 159,900 €               | TYPE                     | Land               |
| LAND TYPE         | FOR BUILDING            | AREA                     | 991 M <sup>2</sup> |
| ORIENTATION       | SOUTHWEST               | VIEW AT                  | GREENERY           |
| NUMBER OF FLOORS  | -                       | ACCESS ROAD              | YES                |
| DISTANCE FROM SEA | -                       | DISTANCE FROM CENTER     | -                  |
| OWNERSHIP TYPE    | ORDERLY                 | CERTIFICATE OF OWNERSHIP | YES                |
| LOCATION PERMIT   | -                       | BUILDING PERMIT          | YES                |



## Extra features

- Access road
- Forest

## Infrastructure

- Electricity
- Water

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