ID: 3198

LAND WITH OBTAINED BUILDING PERMIT AND PROJECT

Svetvinčenat

99,500 €
189 €/m^2







The Renaissance town of Svetvinčenat is one of the jewels of Istria with a rich tourist offer and numerous events that take place in the extremely attractive historical areas of this town. Savičenat is adorned with the Renaissance square “Placa” with the Morosini-Grimani castle, the symbol of the town itself and one of the most important fortresses of the Venetian army of that time in Istria. An important part of the cultural heritage of Svetvinčenat are the preserved and extremely appreciated remains of wall frescoes located in the church of St. Vincent near the town cemetery and in the church of St. Catherine.

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In a quiet and picturesque location not far from the charming village of Svetvinčenat, there is an attractive building plot of 526 m² - an ideal opportunity to realize your Mediterranean oasis. The land is located in an extremely pleasant and private position, as the last building plot in a row, surrounded by nature and with only a few neighboring buildings, which ensures peace and discretion. The north-south orientation allows for plenty of natural light and open, pleasant views of the surrounding landscape. The special value of this property is that it is being sold with a valid building permit and a project for a modern villa with a swimming pool, which allows the future owner to start construction almost immediately. The planned villa extends over two floors (ground floor + first floor) with a total gross construction area of 148.33 m², with an additional terrace of 16 m² that perfectly connects the interior with the exterior. The project envisages an elegant villa with three spacious bedrooms and an airy living room that opens onto the courtyard and swimming pool of 40 m², creating an ideal space for relaxation, socializing and enjoying the Istrian way of life. Water and electricity connections have already been brought to the land, which further simplifies and speeds up the start of construction, the plot is of a regular rectangular shape and flat terrain.

This property represents an excellent opportunity to build a luxurious private villa or an investment in tourist rental, in one of the most desirable and authentic regions of Istria.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Svetvinčenat	PROPERTY ID	3198
PRICE	99,500 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	526 M²
ORIENTATION	SOUTHEAST	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	YES	BUILDING PERMIT	YES

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Extra features

- Access road

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