ID: 3612

EXCLUSIVE LISTING: NEWLY BUILT HOUSE WITH SWIMMING POOL AND WELLNESS FACILITIES

Štokovci, Svetvinčenat

299,000 €
2,600 €/m²







Istria County is considered one of the most desirable regions for living, offering an abundance of natural beauty, a warm Mediterranean climate, and a very welcoming local population. Within Istria County lies the Municipality of Svetvinčenat—a place rich in tradition that attracts numerous visitors every year with its diverse and engaging events, most notably the Medieval Festival, the Cheese Festival, and the Festival of Dance and Non-Verbal Theatre.

Not far from Svetvinčenat, there is a beautiful, newly built house with a swimming pool. The property spans two levels—a semi-basement and an elevated ground floor—with each level covering approximately 45 m². One level serves as the primary living area, equipped with

electrical and plumbing installations; it includes a kitchen, a living and dining space, a bathroom, and a bedroom, as well as a spacious veranda at the front of the property. The semi-basement level is designed for leisure and relaxation, featuring a *konoba* (traditional tavern-style room) with a kitchen, a Jacuzzi, a sauna, a bathroom, and storage space. In the front section of the grounds—enclosed by a concrete wall—there is a 4x8-meter swimming pool, a courtyard area, and parking space. Preparations are currently underway for the construction of an outdoor kitchen with a barbecue. The house features PVC joinery with double-glazed glass and seven gas-filled chambers; the frames are white on the inside and brown on the outside. Heating and cooling are provided on each floor via two air conditioning units, while electric underfloor heating is installed in the living area and the bathroom. A fireplace with integrated lighting is planned, which will further enhance the experience of living in this property.
At this price, the property is being sold in its current state. Construction work is ongoing, and as further investments are made to complete the property, the price will increase accordingly.

This property is an excellent choice for future owners seeking a peaceful location, high quality, and a lifestyle of comfort—whether for personal use and a high-quality living experience, or for use in the tourism sector to ensure a faster return on investment.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Štokovci, Svetvinčenat	PROPERTY ID	3612
PRICE	299,000 €	TYPE	House
AREA	115 m²	GARDEN AREA	450 m²
YEAR BUILT	2026.	YEAR RENOVATED	2026.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	1
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes

USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Access road
- Tavern
- Terrace
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Phone line
- Optical internet

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