

# House

## Svetvinčenat, Istria



<b>Ref</b>	RE-U-37364
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	15000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	648 sqm

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 298 000

### House with a Swimming Pool Under Construction - Near Svetvinčenat!

Nestled on a rocky plateau surrounded by **forests, pastures, and vineyards**, the charming Renaissance town of **Svetvinčenat** feels like something out of a fairy tale. Situated **310 meters above sea level** in southern central Istria, the town boasts one of Croatia's most beautiful Renaissance squares and the oldest, best-preserved **medieval castle in Istria**.

Just outside **Svetvinčenat**, in a **peaceful village**, a **house with a swimming pool under construction** is available for sale. This location offers an **authentic Istrian experience**, ensuring privacy and tranquility while remaining within easy reach of **Istria's lively towns and amenities**.

#### Property Details:

- **Mediterranean-style house** with **timeless charm and architecture**, blending seamlessly into the village and surrounding landscape
- Designed as a **single residential unit** offering **elegance, functionality, and comfort** across two floors

#### Layout:

- **Ground Floor:**
  - Open-concept **kitchen, dining area, and living room** with access to a **covered terrace**
  - **One bedroom** with an **en-suite bathroom**
  - **Guest toilet** and **technical room**
- **First Floor:**
  - **Two bedrooms**, each with its own **en-suite bathroom**

#### Construction & Purchase Options:

- The listed price applies to the **unfinished shell stage**, which includes:
  - **Preparatory work, excavation, and foundation construction**
  - **Exterior and partition walls**
  - **Roofing and tinsmithing work**
  - **Installation of external joinery**
  - **Built swimming pool**
- Option to purchase the property **at the final construction stage** (excluding furniture), with a **price adjustment**

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With its **fantastic location and well-planned interior and exterior spaces**, this house presents a **great opportunity for a comfortable family home** or a **profitable investment in the tourism rental market**.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
1656 €

Average price/m<sup>2</sup> of this type  
in this region:  
2759 €

Median price/m<sup>2</sup> of this type  
in this region:  
2660 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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