

House

Svetvinčenat, Istria



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Ref	RE-U-37607
Type	House
Region	Istria > Pula
Location	Svetvinčenat
Front line	No
Sea view	No
Floorspace	160 sqm
Plot size	276 sqm
No. of bedrooms	3
Price	€ 199 000

Partially Renovated Istrian House in a Peaceful Location in Svetvincenat!

We are offering an exciting opportunity to own an Istrian stone house! This property, as currently designed, includes two residential units, a garage, and an additional old building connected to the garage and courtyard. The entire estate of 160 m² sits on a 276 m² land plot.

If you're wondering about space for a swimming pool, this has already been addressed with architects who designed the main renovation project, which can serve as inspiration for further work.

As seen in the photos, the house has been partially renovated and is already livable, while the remaining areas can be customized to your taste. The façade has been completely restored.

The property spans 160 m² across two floors. A building permit application for further renovation has been submitted, simplifying the process for future owners who wish to continue the work immediately.

Additionally, buyers will receive a brand-new master project created by experts who have maximized space usage and functionality—if it aligns with your vision.

The included visualizations showcase the potential final appearance of this charming Istrian home. It is the last house in the row, offering a peaceful setting.

The property has clear ownership documentation and a valid occupancy permit.

To fully appreciate the potential of this home, we highly recommend a viewing. Feel free to contact us with any questions!

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 m²:
1244 €

Average price/m² of this type
in this region:
2752 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2849 €

Median price/m² of this type
in Croatia:
2573 €

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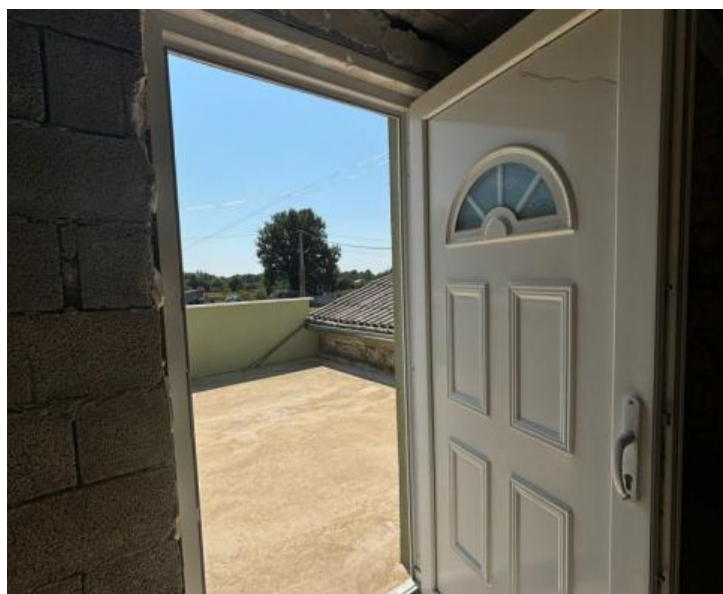
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