

**ALMA DOM INVEST****Istarska ulica 8, 52100 Pula****mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)****web: [www.almadominvest.com](http://www.almadominvest.com)****info: +44 7375 637471 | +385 98 420 885**

<b>Code :</b>	14615
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	0 m2
<b>Lot size :</b>	10353 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	12000 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

**Price :** 360.000 €

For sale is a spacious building plot of 10,353 m<sup>2</sup>, with the option to purchase an additional agricultural land of 17,000 m<sup>2</sup> for an extra €70,000. The property offers numerous possibilities - from building a family villa to developing an agricultural estate - and represents an excellent opportunity for long-term investment in a peaceful and green part of Istria, just 12 km from the sea.

On the building part of the land, there is already an existing house, and a project has been developed for a new family house of 69 m<sup>2</sup>, as well as a project for a two-story villa with a total area of 230 m<sup>2</sup>, featuring a swimming pool and an outdoor summer kitchen. There are also plans for the construction of three economic buildings/greenhouses, further expanding the potential for tourist or agricultural use.

The land is fenced, and all parcel boundaries are clearly visible. The agricultural part includes:

- two fields with deep soil (approximately 2,500 m<sup>2</sup>)
- an orchard covering 10,000 m<sup>2</sup>
- a forest of 4,500 m<sup>2</sup>

The estate is planted with around 300 olive trees and various other fruit trees, and the terrain is prep...