



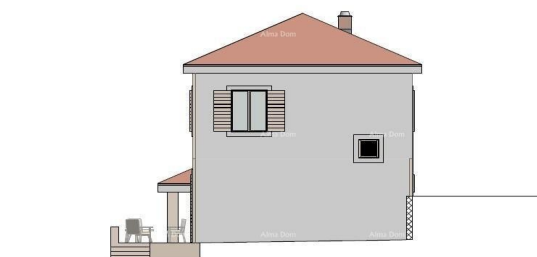
## ALMA DOM INVEST

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>	24330
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	0 m <sup>2</sup>
<b>Lot size :</b>	780 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

**Price :** 129.000 €

For sale is an attractive building plot of 780 m<sup>2</sup>, with a valid building permit for the construction of a family house with a gross area of approximately 155 m<sup>2</sup>.

The project envisions the construction of a traditional Istrian house with simple and elegant lines, harmoniously integrated into the natural surroundings, emphasizing functionality, comfort, and the Mediterranean lifestyle.

The floor plan includes:

- three bedrooms,
- two bathrooms,
- a storage room and utility space,
- a spacious living room with an open-concept kitchen and dining area,
- a covered outdoor kitchen of 25 m<sup>2</sup> - ideal for gatherings and enjoying the outdoors year-round.

The land is located in a quiet and private area, with infrastructure (electricity, water, telephone) running right next to the plot. Utility contributions have already been paid, significantly easing the start of construction.

Additionally, there is an option to purchase the adjacent plot of approximately 1,300 m<sup>2</sup> (currently agricultural land - forest) for which a request for conversion to building land has already been submitted, further increasing the potenti...