

Reference :	14615
Location :	Svetvinčenat
Plot size :	10353 m2
Distance to centre :	2000 m
Distance to sea :	12000 m

Price :	360.000 €
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For sale is a spacious building plot of 10,353 m², with the option to purchase an additional agricultural land of 17,000 m² 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 m², as well as a project for a two-story villa with a total area of 230 m², 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 m²)
- an orchard covering 10,000 m²
- a forest of 4,500 m²

The estate is planted with around 300 olive trees and various other fruit trees, and the terrain is prepared for a garage and a garden shed.

Infrastructure:

Water is available for all planned buildings.

Electricity is currently supplied through an auxiliary system with a capacity of 8 kW, with the possibility of connecting to the power grid (approximately 100 m away).

This unique property, surrounded by forest and untouched nature, offers



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complete peace and privacy, while also being within accessible distance from the sea and larger towns. It is ideal for building a luxury villa, a country estate, or an investment project with great potential.

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