



Code :	25968
Location :	Svetvinčenat
Building size :	0 m2
Lot size :	787 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Land :	Building
The degree of possible construction :	Yes

Price : 154.000 €

For sale is a building plot of 787 m², with an obtained building permit, located in a quiet part of the municipality of Svetvinčenat, just 50 meters from the main road, ensuring excellent accessibility while maintaining privacy.

The communal fee for the plot has been paid, a water connection is secured, and the electricity connection is located right next to the plot. The land has an established access road, co-owned 1/2.

The plot is rectangular and functional in shape, and a modern architectural project has been developed for it, featuring a flat roof and a heated pool.

The project envisions the construction of a luxury villa with a pool, with a total net area of 240 m², which consists of:

- a spacious living room with a kitchen and dining area
- four bedrooms, each with its own bathroom and toilet
- an additional toilet
- a hallway and wardrobe
- a technical room
- two covered terraces

An auxiliary building is also planned, while the pool is situated between the main and auxiliary buildings, achieving optimal functionality and privacy.

A detailed cost estimate has been prepared alongside the project, an...