



## House Cukrići, Svetvinčenat, 132m<sup>2</sup>



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 754,033.57

### Location

Country: Croatia  
State/Region/Province: Istria  
City: Svetvincenat  
Posted: May 18, 2026  
Description:  
Location: Istarska županija, Svetvinčenat, Cukrići.

Building land for sale with a project and all permits, 639 m<sup>2</sup>, prepared for the construction of a building, Cukrići, Istria.

Construction will begin in the period from 15.9. to 1.10., when the summer period of the tourist season ends.

It is planned to build an attractive single-storey house with a summer kitchen, gross area of 186.85 m<sup>2</sup> and a swimming pool, 41.36 m<sup>2</sup>.

The house is planned to be modern, with a touch of the Mediterranean, sage-colored carpentry and beautiful stone elements on the house and garden and wooden pergolas.

Surface:

Covered entrance – 7.15 m<sup>2</sup> (coefficient 0.75) – 5.36 m<sup>2</sup>

Hallway – 5.57 m<sup>2</sup>

WC – 1.65 m<sup>2</sup>

Laundry room – 2.85 m<sup>2</sup>

Room 1 – 9.04 m<sup>2</sup>

Bathroom 1 – 4.82 m<sup>2</sup>

Bathroom 2 – 4.82 m<sup>2</sup>

Room 2 – 15.19 m<sup>2</sup>

Living room + kitchen + dining room – 37.91 m<sup>2</sup>

Covered terrace – 31.51 m<sup>2</sup> (coefficient 0.5) – 15.76 m<sup>2</sup>



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Room 3 – 12.64 m<sup>2</sup>  
Bathroom 3 – 4.63 m<sup>2</sup>  
Covered entrance to the boiler room – 0.95 m<sup>2</sup> (coefficient 0.75) – 0.71 m<sup>2</sup>  
Kotlovnica – 3,65 m<sup>2</sup>  
TOTAL: 142.38 m<sup>2</sup> of actual area - 124.60 m<sup>2</sup> net  
Summer kitchen – 15.26 m<sup>2</sup> (coefficient 0.50) – 7.63 m<sup>2</sup>  
TOTAL: 157.64 m<sup>2</sup> of actual area – 132.23 m<sup>2</sup> net

The entrance of the house and parking spaces are oriented towards the access road, northeast, and the covered terrace, swimming pool and summer kitchen are oriented to the southwest. In addition to the fact that in the summer you can expect a handful of sun that you can take advantage of on the sunbathing area by the pool, this side of the house also offers a view of the sea!

Heating will be underfloor, with a heat pump, and cooling by air conditioners.

The installation of PVC joinery with three-layer glass, mosquito nets and shutters is planned.

The floors and bathrooms will be tiled with high-quality ceramics.

The house will have Internet sockets and security doors.

All of the above can be changed and adapted to the customer's wishes at a certain stage of construction.

If desired, a fireplace, barbecue can be installed, and the space can be fully furnished according to your wishes.

Two parking spaces shaded by a pergola are organized on the plot.

Cukrići is a small Istrian town with more and more villas and holiday homes.

A kilometer away, in nearby Juršići, there is a train station that goes to Pula and Rijeka.

Nearby are an equestrian club, an elementary school, a church and a bistro. To buy food and necessities, the nearest shop is in Manjadvorci, 2 km away. To shop in large shopping centers, you will need to reach Pula, 13 km away (15-20 minutes drive), and the same is the distance to the sea and beaches.

A great opportunity, both for investing in a tourist facility and for a comfortable life in a small town with the sounds of birds and crickets and a view of the sea and the beautiful Istrian landscape. Don't miss it!

For all questions contact phone 098 / 915 - 5643 ( Ivan )

## LORETA REAL ESTATE

Loreta Services Office: Tel: 01 / 3866 - 844

Zagrebačka avenija 100A, 10 000 Zagreb

[www.loreta-nekretnine.com](http://www.loreta-nekretnine.com)

ID CODE: 341

### Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	132 sq m
Lot Size:	440 sq m

### Room details

Total rooms:	4
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## Building details

Parking: Yes  
Outdoor Amenities: Pool  
Number of Floors: 2

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/RVY-T3695/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RVY-T3695/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 306380

