



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



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 650,000

### Localização

Country:	Croácia
State/Region/Province:	Istria
Cidade:	Svetvincenat
Adicionado:	18/05/2026
Informação adicional:	
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

### Comum

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	132 m <sup>2</sup>
Tamanho do lote:	440 m <sup>2</sup>

### Room details

Total rooms:	4
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## Building details

Parking: Sim  
Outdoor Amenities: Pool  
Número de pisos: 2

## Lease terms

Date Available:

## Informação adicional

URL do site: [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

