

ID 1682-1 749.000 €

# Commercial-residential building, multipurpose hall, Svetvinčenat, Čabrunići, Istria

Svetvinčenat, Čabrunići



## Basic information

PRICE	749.000 €
AREA	460 m <sup>2</sup>
LAND AREA	1.334 m <sup>2</sup>
GARDEN AREA	874 m <sup>2</sup>
PRICE PER SQUARE	1.628 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Office building
LOCATION	Svetvinčenat, Čabrunići
REAL ESTATE ID	1682-1

For Sale: Multifunctional Mixed-Use Building in Čabrunići, Svetvinčenat Municipality.

This multifunctional mixed-use building is just 25 minutes away by car from the beautiful city of Pula. It is exceptionally well-constructed and situated on a 1334 m<sup>2</sup> plot of land in the charming village of Čabrunići, providing a perfect balance between business and private life.

The total area of the property is 400 m<sup>2</sup> on the ground floor, plus a gallery of 135 m<sup>2</sup> that contains three rooms. On the ground floor, there is a residential area of 60 m<sup>2</sup> designed for workers, which includes a kitchen, dining area, bathroom, two toilets, hallway, two bedrooms, and a separate studio apartment with an open space, kitchen, and bathroom. The building features a 10 cm thick thermal façade and a roof insulated with 10 cm thick ISO panels, ensuring high energy efficiency. The infrastructure includes a power supply of 22 kW, a water connection, and a septic tank. Adjacent to the building is a high-quality tent measuring 8 x 5 meters (40 m<sup>2</sup>), used as additional storage or as a space for materials.

The hall is currently utilized for carpentry and printing work. Still, the property offers exceptional flexibility and is ideal for various purposes, including a distillery for natural liqueurs, craft beer production, indoor and outdoor joinery, vulcanization, painting or mechanical workshops, locksmithing, as well as storage for fruits and vegetables or non-perishable goods and canned food.

Svetvinčenat Municipality supports all entrepreneurs, allowing for the adaptation of the property to needs such as a dormitory for foreign workers or an elderly care home, with additional investment. The building is located on the edge of the village, with guaranteed access via a neighboring parcel where a servitude right is recorded. The distance from Vodnjan and the highway is only 9.5 km, while the distance to Pula is 20 km.

You can take advantage of this unique opportunity to purchase a versatile property that offers unlimited possibilities for business and development. Don't miss out on this chance—contact us today for more information and to schedule a viewing!

## More information

FEATURES	Close to the town centre, Quiet area, Furnished, Panoramic view, Project documentation, Well-maintained yard, Separate entrance
EQUIPMENT	Air conditioning
INFRASTRUCTURE	Waterworks, Electricity
PERMITS	Owner's certificate, Building permit, Derived condition
TOTAL FLOORS	Two-story
FLOOR	ground floor,upper loft
ROOMS	4
BATHROOMS	2
ENERGY EFFICIENCY	U izradi.
POSITION	In a building.
ACCESS	Car,Truck.
TRANSPORTATION	Bus, Train
DISTANCE FROM PUBLIC TRANSPORTATION	2 min
DISTANCE FROM CENTER	200 m
DISTANCE FROM CENTER	Maintained, Habitable
HEATING	Electric heating, Air condition
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Parking, Bedroom, Toilet
JOINERY	PVC

[View listing](#)