

## Hvar, Prekrasna dalmatinska villa prvi red do mora, prodaja, Hvar, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Hvar, Prekrasna dalmatinska villa prvi red do mora, prodaja
Property for:	Sale
House type:	detached
Property area:	367 m <sup>2</sup>
Lot Size:	834 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	7
Price:	1,600,000.00 €
Updated:	Jul 28, 2023

### Condition

Condition:	Kept
Built:	2002

## Location

Country: Croatia  
State/Region/Province: Splitsko-dalmatinska županija  
City: Hvar  
City area: Hvar  
ZIP code: 21450

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, Black pit, ADSL  
Energy efficiency: C



## Parking

Number of parking spaces: 8

## Description

Description: We offer you a beautiful Dalmatian villa located in the southern part of the island of Hvar, first row to the sea. The house has a total of 10 rooms, of which 9 bedrooms, 8 toilets, 7 bathrooms, 2 kitchens with dining rooms, 3 kitchens in "Open space" rooms, garden grill, garden shower by the pool and fireplace in the central lounge for colder weather. Heating of the whole house is on electricity + fireplace. The 600-liter hybrid water heater serves for electricity and water. The height in the central hall is 3.30 m, in other parts of the house it is 2.80 m, and in the attic it is 2.70 m high, up to the end slopes of 1.5 m. In the attic of the house there are two bathrooms + a room with a boiler room/boiler and a laundry room, as well as a double bed with an additional bathroom. The interior of the house is terracotta tiles, and the parts of the stairs to the central hall are made of granite. All bathrooms have showers, and the larger attic bathroom has a built-in bathtub. The kitchens are either in separate rooms or are connected to one space (the house is currently used in tourism, but can also be used for private purposes). All rooms are completely decorated as small apartments, the interior is full of wood, terracotta tiles and attic is equipped with air-condition. All bedrooms have a balcony, terrace or loggia and all are decorated in Mediterranean style, which gives the house extra charm and a specific atmosphere. The terrace and garden around the house are unique, because they are in the shade of a pine forest of approx. 700 m<sup>2</sup>, and in front is a beautiful swimming pool with sea water for a complete experience of relaxation in nature, as well as complete exclusive offers of the entire property.

The house has 8 parking spaces which 6 is in garage (3 meters high) in the property and a very accessible road to them. TOP OFFER !! Custom ID: ST-0500  
Energy class: C Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

Reference Number: 498468  
Agency ref id: ST-0500  
Contact phone: +385 (98) 965-5593