

## Svetvinčenat, Juršići - dvije novoizgrađene vile sa bazenom!, Svetvinčenat, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company: Elite nekretnine  
Name:  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities

settling the inscription in the  
Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Svetvinčenat, Juršići - dvije novoizgrađene vile sa bazenom!  
Property for: Sale  
Property area: 486 m<sup>2</sup>  
Lot Size: 2200 m<sup>2</sup>  
Bedrooms: 10  
Price: 1,200,000.00 €  
Updated: Aug 15, 2023

### Condition

Built: 2021



### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Svetvinčenat  
City area: Juršići  
ZIP code: 52342

### Heating

Heating type: central (own) electrical, air-conditioner

## Description

Description:

Svetvinčenat, Juršići - two newly built villa with pool for sale! In a beautiful environment in Istria, in the middle of the road between Vodnjan and Svetvincenat, 15km from Pula airport and 10km from Fažana and the island of Brijuni, in the village Juršići, two newly built modern villas with swimming pool and large garden (1100m<sup>2</sup>). The price of an individual villa is € 599,900. The villas are of modern design with flat roofs (possibility of green roof), with large terraces on the ground floor and on the 1st floor and with an outdoor wellness area (pool, jacuzzi, barbecue, terrace). Quality low energy to passive construction, elegant interior, smart installation, electric underfloor heating, air conditioning inverter, fireplace, video surveillance system. Currently, the houses are in the final stages of construction, so the buyer can still choose certain details of equipment and landscaping and details. Each villa has 243m<sup>2</sup> (net) area with terraces, of which 163m<sup>2</sup> living space. In nature it consists of 4 bedrooms, each with its own bathroom and exit to the terraces. On the ground floor there are living rooms: living room, kitchen, dining room, toilet. On the SW side along the whole house there is a terrace with barbecue and wellness area with pool (10x4) and jacuzzi. Near the villa there is all the necessary infrastructure: shop, hair salon, restaurant, football field, ...). Investment suitable for year-round tourism. Estimated revenues for 14 weeks per year are approximately € 40,000. Low maintenance costs. In the same place there are several top villas, the most sought after on the Adriatic, with the best rental potential and the best income. Also suitable for housing, for lovers of peace and untouched nature, sports and cycling.

## Additional contact info

Reference Number: 511629  
Agency ref id: 32283