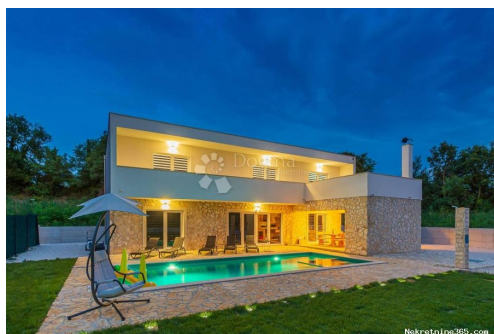


## ODLIČNA VILLA SA BAZENOM - HITNA PRODAJA!!!, Svetvinčenat, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	ODLIČNA VILLA SA BAZENOM - HITNA PRODAJA!!!
Property for:	Sale
House type:	detached
Property area:	163 m <sup>2</sup>
Lot Size:	1001 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	590,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>We offer a new house with a swimming pool and is located in the oldest part of Juršić next to the church of St. Francis of Assisi Jušići is located 19 km from Pula (center and airport) 29 km from Rovinj and 9 km from Fažana, 80 km from Rijeka, 240 km from Zagreb It has 243 m<sup>2</sup> (net area with terraces) of which 163 m<sup>2</sup> of living space. In nature it consists of 4 bedrooms, each with its own bathroom and access to the upper terrace The ground floor has living rooms, living room, kitchen, dining room, bathroom which leads to the lower terrace into a relaxation area with barbecue The pool has 40 m<sup>2</sup> (10x4 m) with jacuzzi. The house is in the phase of laying ceramics and completing the arrangement of bathrooms (as of 04.01.2022.) The house is close to shops, a restaurant, a football field and a hair salon are only 100 m away. The expected annual yield based on 14 weeks of rent</p>
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is approximately € 35,000-40,000 net. An identical house with a swimming pool was built on the adjacent plot, which is 80% complete. There is a possibility of buying both houses in a package. Possibility of exchange for apartments in Rijeka or Zagreb !!!! GREAT OPPORTUNITY !!! Contact for all information Astrid Mikac [astrid.mikac@dogma-nekretnine.com](mailto:astrid.mikac@dogma-nekretnine.com) 0911223306 or Vedran Prica [vedran.prica@dogma-nekretnine.com](mailto:vedran.prica@dogma-nekretnine.com) 0958126476 ID CODE: IS8999

### Additional contact info

Reference Number: 541278  
Agency ref id: IS8999