

## HVAR, JELSA, LUKSUZNA PAMETNA VILA - V4, Jelsa, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:         | HVAR, JELSA, LUKSUZNA PAMETNA VILA - V4 |
| Property for:  | Sale                                    |
| House type:    | residential-commercial                  |
| Property area: | 193 m <sup>2</sup>                      |
| Lot Size:      | 500 m <sup>2</sup>                      |
| Bedrooms:      | 5                                       |
| Bathrooms:     | 4                                       |
| Price:         | 1,280,000.00 €                          |
| Updated:       | Jun 06, 2024                            |

### Condition

|           |       |
|-----------|-------|
| Newbuild: | yes   |
| Built:    | 2024. |

### Location

|                        |                               |
|------------------------|-------------------------------|
| Country:               | Croatia                       |
| State/Region/Province: | Splitsko-dalmatinska županija |
| City:                  | Jelsa                         |
| City area:             | Jelsa                         |
| ZIP code:              | 21465                         |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

**Description:**

In Jelsa on the island of Hvar, a settlement with 12 luxury urban villas for individual sale and 2 buildings with 12 apartments is being built on a land area of 7,278 m<sup>2</sup>. The settlement is located 250 m away from the sea and the town center. Villa 2 is being constructed on a land area of 500.15 m<sup>2</sup>, with a net area of 192.67 m<sup>2</sup>. The land is enclosed by a wall with a height of 100-120 cm. High-quality materials and construction standards are applied in the construction of the villa. The villa will be built on two floors with a flat impermeable roof, and the wall insulation consists of 10 cm of stone wool with a ceramic facade. The ground floor of the villa includes a spacious living room, kitchen, dining room, bathroom, covered and uncovered terrace. On the first floor, there are 4 rooms, 4 bathrooms, and a laundry room. The villa comes with a pool and sunbathing area, and 2 parking spaces are provided. The villa will be equipped with a smart home system connected to an application for lighting, alarms, video surveillance, heating, and cooling. High-quality floor coverings with underfloor heating in bathrooms will be used in the interior, and each room will have an inverter smart air conditioning unit. Special attention will be given to careful horticultural landscaping. The expected completion and handover date is September 2024, providing the buyer with the opportunity to design interior details according to individual design solutions with technical support from the investor. I am available for any additional questions. IVANA FABIANA FILIPOVIĆ GRČIĆ +385 91 532-7295 [ivana.grcic@dogma-nekretnine.com](mailto:ivana.grcic@dogma-nekretnine.com) MARIN POLJAK +385 97 615-1730 [marin.poljak@dogma-nekretnine.com](mailto:marin.poljak@dogma-nekretnine.com) ID CODE: ST2225

**Additional contact info**

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